

## RESILIENT ENVIRONMENT DEPARTMENT - URBAN PLANNING DIVISION STAFF REPORT

### Compatibility Impact Review 1-RF-22 Hillsboro Ranches

#### I. Recommendation to the Board of County Commissioners

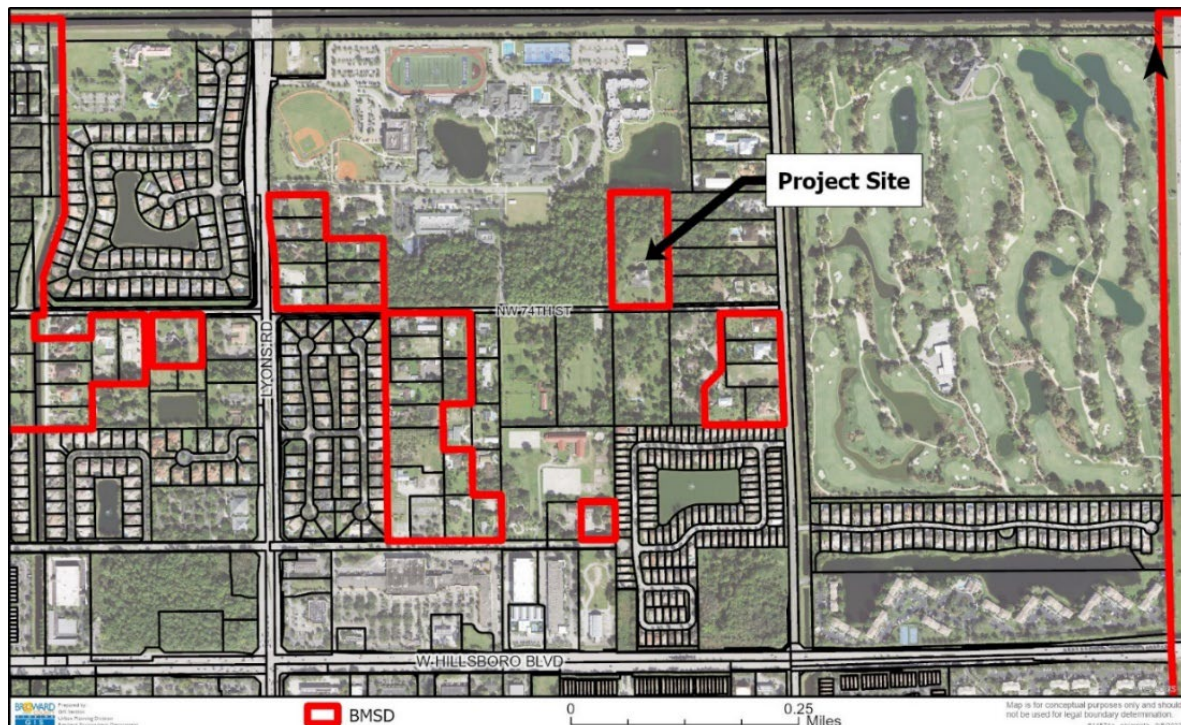
Staff finds the development pattern in the vicinity of the Project Site is characterized by low density existing and planned developments, and that adjacent Environmentally Sensitive Lands are protected through conservation easements. Therefore, this request is considered generally consistent with the standards of compatibility adopted in Broward County Land Use Plan (BCLUP) Policy 2.10.1 and Broward County Planning Council Administrative Rules Document Section 3.4.

#### II. Project Location and Description

The applicant requested to rezone the Project Site, as shown in Figure 1, from Agricultural Estate (1 unit/2 acres) to Planned Development District (PDD) with an allocation of ten (10) Flexibility Units. This would allow development of 15 single family homes with a density of 3 units/acre.

Applicant	4211 SP, LLC
Request	10 Flexibility Units (with rezoning 1-Z-22)
Location	4211 NW 74 Street, Unincorporated, FL 33073
Folio	4742 32 01 0150
Jurisdiction	Broward Municipal Services District (BMSD) - Hillsboro Ranches
Commission District	2
Adjacent Municipality	City of Coconut Creek
Area	5.01 net acres

**Figure 1: Site Location Map**



*Figure 1-  
Site  
Location  
Map*

**Figures 2 and 3: Photographs**



Figure 3- View from south side of site toward north.



Figure 2- View from east side of site toward south.

**III. Request for Compatibility Review**

The BCLUP Policy 2.10.1 provides for the Board of County Commissioners to make a compatibility determination when Flexibility Units are proposed to be allocated adjacent to another municipality. The Project Site abuts properties in the City of Coconut Creek. Staff notified the City of Coconut Creek of the application; on August 23, 2022, the City requested a compatibility review.

**IV. Compatibility Review and Analysis**

The BCLUP and Chapter 163.3164, Florida Statutes, define compatibility as ***“a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”*** This review addresses compatibility with adjacent land uses, and the impacts on public school facilities using criteria established in Section 3.4 of the Broward County Planning Council Administrative Rules Document.

**Criteria 1: Density and intensity of the land use(s) resulting from the application of flexibility.**

The BCLUP classifies five (5) dwelling units per acre or less as “Low-Density Residential.” The Project Site is designated Estate (1 unit/acre) on the BCLUP and the BMSD Future Land Use Map. This land use designation allows up to five (5) dwelling units on the 5.01-acre site. The proposed allocation of 10 Flexibility Units would permit 15 dwelling units.

**Finding 1:** The proposed allocation of flexibility would result in a density of three (3) units per acre which is “Low-Density Residential.”

**Criteria 2: Density and intensity of existing and planned land uses adjacent to the site.**

The trending of development within the vicinity of the site has been towards higher densities. Figure 4 (next page) shows nearby developments with densities ranging between 2.5 and 10.5 units/acre. Most recently, in 2015, the property to the southeast of the site was the subject of a City of Coconut Creek Land Use Plan Amendment to increase the density to five (5) units/acre (PC 15-9, Coconut Creek). The Site is bordered by single family homes to the east and by



nonresidential uses on the other sides. These single-family homes have a typical lot size of 2.3 acres and an overall permissible density of 1 unit/acre. Figure 5 shows the ownership, existing uses and zoning district of the site and adjacent properties.

**Figure 4: Density of Residential Developments near the Project Site**

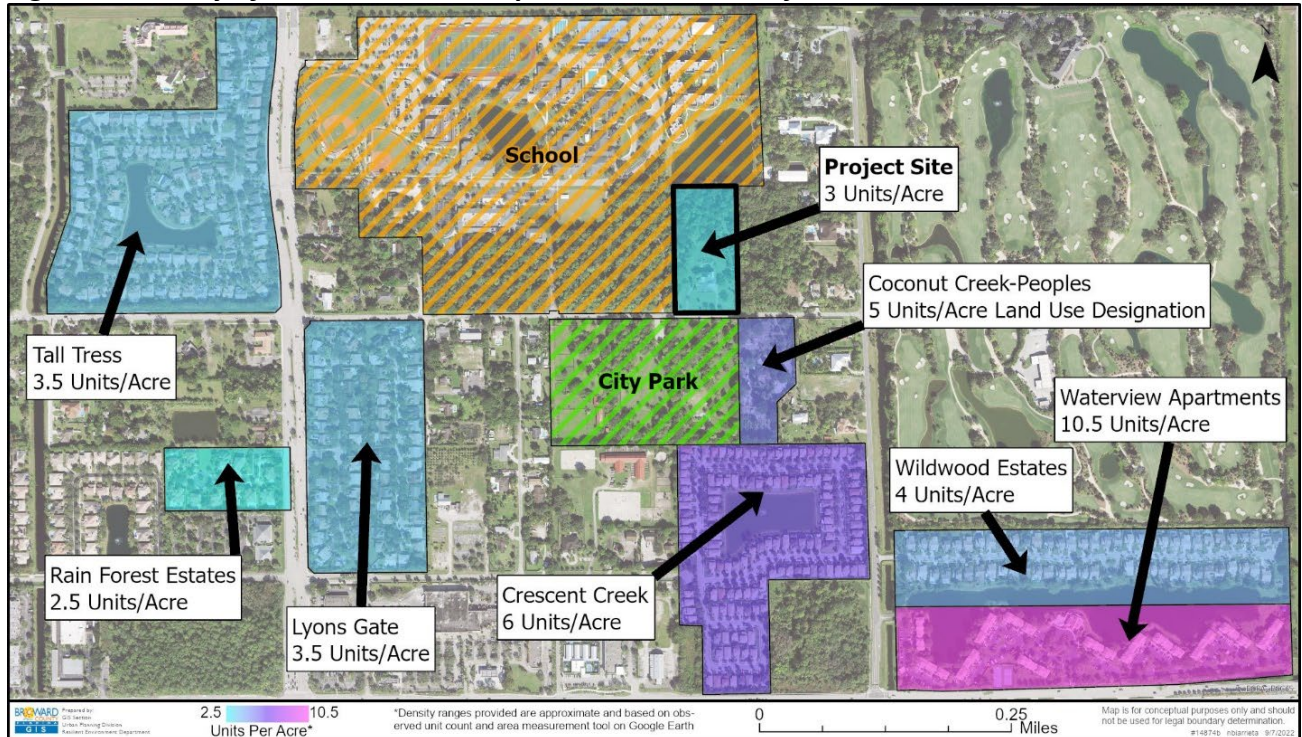


Figure 4- Density of Residential Developments near the Project Site

**Figure 5: Adjacent Zoning**

Location	Owner	Existing Use	Zoning District	Zoning Regulations
Application Site	4211 SP LLC	Vacant Residential	Planned Development (PDD)	<u>Proposed use:</u> Single-family residential <u>Density:</u> 3 units/acre <u>Max. building height:</u> 35 feet
North	North Broward Preparatory School	Drainage (approx. 2.9 acres)	Community facility (CF)	<u>Permitted uses:</u> Schools, libraries, amphitheatres, childcare facilities, houses of worship, etc. <u>Max. building height:</u> 50 feet
West	Same as above	Wooded ESL, cell tower (approx. 8.3 acres)	Same as above	Same as above
South	City of Coconut Creek	Oak Trails Park City Park	Parks and Recreation (P)	<u>Permitted Uses:</u> Parks, playgrounds, gymnasiums, outdoor play courts, buildings for multipurpose recreational uses, etc. <u>Max. building height:</u> 30 feet
East	Private	3 single-family homes 1 vacant residential lot	Residential single-family detached (RS-1)	<u>Permitted Uses:</u> Single-family residential Community residential home Public and private schools <u>Density:</u> 1 unit/acre <u>Max. building height:</u> 35 feet

**Finding 2:** Based on the analysis above staff finds the requested flexibility allocation is generally consistent with the density and intensity of existing and planned land uses adjacent to the site.

**Criteria 3: Comprehensive plan requirements, land development code provisions, zoning regulations, adopted design guidelines or other measures in place to ensure compatibility.**

- a. **Comprehensive plan:** The Project Site is designated Estate (1 unit/acre) on the BCLUP and the BMSD Future Land Use Map. No amendment to the Future Land Use designation is proposed. The Comprehensive Plan provides Flexibility Units to be allocated for residential development in the Hillsboro Ranches neighborhood in the BMSD. The allocation of ten (10) Flexibility Units is consistent with policies BMSD 1.1 and BCLUP 2.2.3.

In 1989, six (6) properties near the Project Site were included on the Environmentally Sensitive Lands (ESLs) map within BCLUP (Figure 6). “Protected” ESLs are defined as “publicly owned and managed for preservation, or privately owned and restricted by conservation easement or plat note;” whereas, “Designated” ESLs are “publicly or privately owned but not managed for preservation.” There are also six (6) recorded conservation easements near the Project Site. Some of the easements correspond to the ESL map, but not all.

**Figure 6. Environmentally Sensitive Lands and Conservation Easements Map of Nearby Properties.**

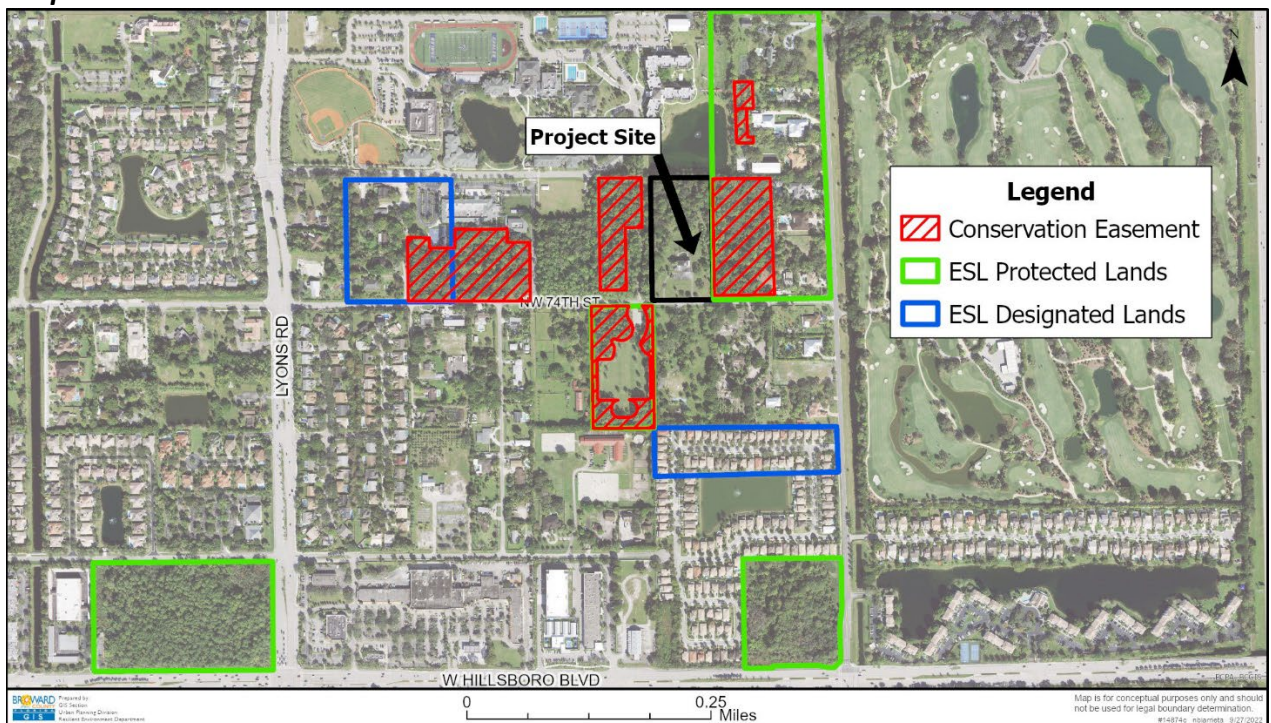


Figure 6 - Map of environmental properties nearby

The “Protected” lands east and northeast of the Project Site, were not developed at the time of their designation. Today the land includes seven (7) single-family homes and one vacant



residential lot. Conservation easements are recorded for parts of those lands. Six (6) of these lots were platted as follows:

- Dezenzo plat (Plat Book 143 Page 31) allowed development of two (2) single family homes and required compliance with Natural Resource Area regulations.
- Estates of Coconut Creek (Plat Book 175 Page 110) permitted development of four (4) single family homes, on the southeast part of the ESL. Consistent with Policy 2.23.3 of the BCLUP, Broward County restricted 4.84 acres to conservation, through a plat note restriction. Three (3) single family homes were constructed between 2009 and 2014, and one lot remains vacant.

The property west of the Project Site is the North Broward Preparatory School (School). The School has two conservation easements, however only the most westward one is labeled "Designated" on the ESL map. A cell tower is located west of that portion. None of these Schools easements are contiguous to the Project Site. The "Protected" property to the southwest of the Project Site is owned by the City of Coconut Creek and is included in Oak Trails Park. It has a recorded conservation easement. South of the Project Site and south of the City Park is an ESL "Designated" property that has since been developed as Crescent Creek single-family subdivision. The two (2) remaining "Protected" sites are along W Hillsboro Boulevard and sufficiently distance to reflect no potential impact from the Project Site. The southeastern most is the Broward County Hellen Klein Pine Land Preserve. Figure 7 lists the nearby Conservation Easements.

**Figure 7: Conservation Easements**

Grantor	Broward Tree License	Official Records Reference Number
Aletto	TP02-1147	OR BK 35123 Pages 1097-1110
Finger	TP01-1081	OR BK 36804, Pages 396-408
Lester	TP95-1017	OR BK 25621, Pages 493-498
Marino	TP04-1160	OR BK 38690, Pages 1601-1612
North Broward Preparatory School	TP97-1039	OR BK 30514, Pages 1387-1397
North Broward Preparatory School	TP04-1033	OR BK 37960, Page 920-932

The Project Site is not included on the ESL map and no portion of it is subject to a conservation easement. The south half of the Project Site was cleared and developed for one (1) single family home in 1974 (demolished in 2022.) The northern third of site is forested with an existing tree canopy. The applicant submitted a tree survey as required by section 39-79 of the Zoning Code. The tree survey indicates there are 347 trees on the site. Of the 347 trees, 125 will be relocated and 86 will be preserved on-site (see Attachment A). Any redevelopment of the site could result in the loss of trees.

- b. Land Development Code:** The site will be required to comply with platting regulations, concurrency requirements, and other applicable regulations of the Broward County Land Development Code. Impact fees will be assessed as required by Code.

- c. Zoning and Design:** The PDD Zoning district encourages “implementation of innovative land planning and site design” (Sec 39.344(a)). In their rezoning petition Master Plan, the applicant has proposed specific design standards, including minimum lot size of 7,500 sq. ft, minimum front yard setback of 25 feet, maximum building height 35 feet, and compliance with landscape requirements of the Broward County Zoning Code. These setbacks and heights conform to traditional single family regulatory standards. The proposed lots range in size from 9,340 square feet to 12,400 square feet. The Broward County Zoning Code provides minimum landscape requirements for single family homes based upon lot size as shown in Figure 8.

**Figure 8: Broward County Landscaping Code Minimum Requirements**

Item	Lot Size	Lot Size
	8,001 to 11,000 sq. ft.	11,001 to 14,000 sq. ft.
Shade Trees	3	4
Tree Species	2	2
Shrubs	13	16
Foundation Planting	Varies	Varies
Florida-Friendly Landscaping™	5%	5%
Turf/groundcover	Min. 30%	Min. 20%
Irrigation	Required	Required

Broward County’s landscaping requirement is more stringent than the City of Coconut Creek’s equivalent RS-1 zoning district that requires six (6) trees per acre, or the equivalent of one (1) tree every 7,260 square feet, as shown in Figure 9.

**Figure 9: Broward County and Coconut Creek Landscaping Requirements Comparison**

Item	Broward County	Broward County	Coconut Creek
Lot Size	8,001 to 11,000 sq. ft.	11,001 to 14,001 sq. ft.	All single-family lots
Trees required (minimum)	3 trees	4 trees	1 tree

**Finding 3:** The application is generally consistent with comprehensive plan requirements, land development code provisions, zoning regulations, and the applicant has proposed design standards to ensure compatibility.

**Criteria 4: Impact of proposed increases in residential density on public school enrollments and capacity, including consideration of any proposed mitigation for density increases impacting overcrowded schools.**

The proposed development of 15 single family homes is estimated to generate a total of eight (8) students (based on Student Generation Rates adopted in the Broward County Land Development Code.) The Project Site is served by three (3) schools, shown in Figure 10, which have capacity to

accommodate the proposed students and continue to meet level-of-service standards (LOS) in 2026/27 school year.

**Figure 10: Public School Capacity**

School <sup>1</sup>	Location	Projected Enrollment 2026/27	Meets LOS in 2026/27 <sup>2</sup>
Tradewinds Elementary	5400 Johnson Road, Coconut Creek	-284	Yes
Lyons Creek Middle	4333 Sol Press Boulevard, Coconut Creek	-237	Yes
Monarch High	5050 Wiles Road, Coconut Creek	-36	Yes

<sup>1</sup> Map and Data / By School Level (browardschools.com)

<sup>2</sup> Planning Tool for School Enrollment and Capacity (browardschools.com)

**Finding 4:** The addition of eight (8) students will not result in overcrowding in public schools.

**Criteria 5: Impact on public beach access, including any reduction in public access points or public rights-of-way providing access to the beach.**

**Finding 5:** Not applicable to this application.

**Attachment A**  
Tree Survey Summary

Disposition	Number
Remain	86
Remove	136
Relocate	125
<b>Total Trees</b>	<b>347</b>

Common Name	Disposition	Total Trees
African Tulip Tree	Remove	1
Areca Palm	Remove	1
Brazilian Pepper	Remove	4
Chinese Banyon	Remove	1
Christmas Palm	Remove	1
Crape Myrtle	Remove	2
Crape Myrtle	Remain	2
Earleaf Acacia	Remove	2
Fishtail Palm	Remove	1
Frangi Pani	Remove	1
Gumbo Limbo	Relocate	2
Laurel Oak	Remove	36
Laurel Oak	Remain	24
Live Oak	Remove	11
Live Oak	Remain	10
Loquat	Remove	1
Macadamia	Remove	1
Magnolia	Remain	1
Mahogany	Remain	1
Orange Jasmine	Relocate	1
Red Maple	Remove	2
Royal Poinciana	Remove	3
Royal Poinciana	Remain	1
Sabal Palm	Relocate	122
Sabal Palm	Remain	26
Sabal Palm	Remove	8
Schefflera	Remove	3
Slash Pine	Remove	56
Slash Pine	Remain	20
Tabebuia	Remain	1
Not identified	Remove	1
<b>Total</b>		<b>347</b>