



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Sienna at Cooper City	Number:	018-MP-21
Application Type:	New Plat	Legistar Number:	22-1114
Applicant:	Metropolitan Baptist Church of Miami Florida, Inc.	Commission District:	5
Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	04/51/41
Location:	North side of Sheridan Street, between Northwest 84 Avenue and Pine Island Road	Platted Area:	9.0 Acres
Municipalities:	Cooper City	Gross Area:	9.4 Acres
Previous Plat:	N/A	Replat:	☐ Yes ☒ No
FS 125.022 Waiver	An extension waiver was granted until September 17, 2022		
Recommendation:	APPROVAL		
Meeting Date:	August 25, 2022		

A location map of the plat 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.

Existing and Future Land Use	
Existing Use:	Vacant
Proposed Use:	30 Single Family Units
Plan Designation:	Irregular (3.3) Residential
Adjacent Uses	Adjacent Plan Designations
North: Monterra Mitigation Area	North: Irregular (3.663) Residential within a Dashed-Line Area
South: Open Space	South: Low 5 (3-5 DU/AC) Residential (Pembroke Pines)
East: Lake, Single Family Residential	East: Irregular (3.663) Residential within a Dashed-Line Area
West: Monterra Mitigation Area	West: Irregular (3.663) Residential within a Dashed-Line Area
Existing Zoning	Proposed Zoning
RM-45	PD-1

1. Land Use

Planning Council has reviewed this application and determined that the City of Cooper City's Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat uses permitted in the "Irregular (3.3) Residential" land use category. The proposed dwelling units are in compliance with the permitted uses and densities of the effective land use plan, Planning Council Memorandum is attached, see **Exhibit 3**.

2. Affordable Housing

This plat is not subject to Policy 2.16.2 because it was not the subject of a Broward County Land Use Plan amendment.

3. Adjacent City

The City of Pembroke Pines was advised of this application, and no response was received, **Exhibit 4**.

4. Trafficways

Trafficways review is scheduled for July 28, 2022, with a recommendation for approval, which will be valid for 10 months.

5. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans, **Exhibit 5**.

6. Concurrency – Transportation

This plat is located in the South-Central Transportation Concurrency Management Area, which is subject to Transportation concurrency fees, as defined in Section 5- 182.1(a)(5)a) of Land Development Code.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	NA	30
Non-residential	NA	NA
Total	30	

7. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	City of Cooper City	City of Cooper City
Plant name:	Cooper City Utilities (03/21)	Cooper City (03/22)
Design Capacity:	7.00 MGD	3.44 MGD
Annual Average Flow:	4.19 MGD	2.50 MGD
Estimated Project Flow:	0.011 MGD	0.009 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.

8. Concurrency – Regional Parks

Broward County reviews all projects for Regional Park impacts (and only projects in the Broward Municipal Service Districts/unincorporated area for local park impacts.)

	Land Dedication (Acres)
Regional	0.27
Local	N/A

9. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the 30 single family residences will generate students on several levels (i.e. elementary, middle and high), and in accordance with Section 5-182.9(a)(1) of the Land Development Code, the staff determined that it 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 in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County Environmental review and must be paid prior to the issuance of the building permit. The School Capacity Availability Determination (SCAD) letter is attached, see **Exhibit 6**.

10. Impact Fee Payment

All impact fees (school impact, park impact, transportation concurrency 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.

11. Environmental Review

This plat has been reviewed by Environmental Permitting Division. See the attached environmental review report which provide recommendations to the developer regarding environmental permitting for the future development, **Exhibit 7**.

The Resilient Environment Department's records indicate that at least one underground fuel pipeline is located in the vicinity of this plat. Prior to conducting any subsurface work, the developer must contact 800-432-4770 to properly mark the location of the pipeline(s) to ensure that work is not in the location of this fuel pipeline(s).

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory but is adjacent to the Monterra Mitigation Area, a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been through acquisition or regulatory mechanisms and are managed for conservation purposes. The Protected Natural Lands Inventory may be accessed at: bit.ly/ProtNatLands

12. Additional Environmental Protection Actions

Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

13. Historic Resources

This plat has been reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, the Broward County Land Use Plan,

and the Florida Master Site File (FMSF) determined that the proposed project, will not have an adverse effect on any known historical or archaeological or paleontological sensitivity, see **Exhibit 8**.

14. Aviation

This property is within 20,000 feet of the Broward County's North Perry Airport. Any proposed construction on this property or 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. Based on the location of the proposed project, 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://oeaaa.faa.gov>. To initiate the Broward County Aviation Department Review, please contact AirspaceReview@Broward.org.

15. Utilities

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

16. 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 South-Central Transportation Concurrency Management District. This district meets the regional transportation concurrency standards as 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, **Exhibit 6**.
3. 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.
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. Conditions attached in Highway Construction and Engineering Memorandum, see **Exhibit 5**.
2. Place note on the face of the plat, preceding municipal official's signature, reading:

Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

3. Place a note on this face of the plat reading:
 - a. This plat is restricted to 30 single family units.
 - b. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.
 - c. 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.
4. If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

HWC