



Resilient Environment Department

URBAN PLANNING DIVISION

1 N. University Drive, Box 102A, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Kingfisher Reserve	Number:	019-MP-20
Application Type:	New Plat	Legistar Number:	22-721
Applicant:	CC Homes, LLC	Commission District:	5
Agent:	Craven Thompson and Associates, Inc.	Section/Twn./Range:	31/50/41
Location:	East side of Southwest 106 Avenue, between Stirling Road and Southwest 57 Street	Platted Area:	19.9 Acres
Municipalities:	Cooper City	Gross Area:	N/A
Previous Plat:	N/A	Replat:	☐ Yes ☒ No
FS 125.022 Waiver	A Waiver of extension was granted until July 28, 2022		
Recommendation:	APPROVAL		
Meeting Date:	June 21, 2022		

A location map of the plat is attached as **Exhibit 2**.

The Application is attached as **Exhibit 10**. The Urban Planning Division (UPD) distributed the application to agencies for review, as required by Section 5-181 of the Land Development Code.

Existing and Future Land Use	
Existing Use:	2 Single Family Residences, Stables and Trailers
Proposed Use:	1 Single Family Residence on Parcel A, 39 Single Family on Remainder of Plat
Plan Designation:	Estates
Adjacent Uses	Adjacent Plan Designations
North: Single Family Residential	North: Estate
South: Single Family Residential, Vacant	South: Residential 3-5 DU/AC
East: Single Family Residential	East: Residential 3-5 DU/AC
West: Single Family Residential	West: Estates Residential (Town of Davie)
Existing Zoning	Proposed Zoning
A-1 (Agricultural Estates)	R-1-D (Single Family 6,000 SF Lot)

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 plat designates the area covered by this plat uses permitted in the "Estate" land use category. Staff finds that the maximum number of dwelling units permitted for the effective land use plan is 20 dwelling units. On May 11, 2021, they received documentation from the City of Cooper City through Ordinance No. 21-10, allocating 20 "flexibility units", which therefore puts the proposed dwelling in compliance with the permitted uses and densities of the effective land use plan, see **Exhibit 3**.

2. Adjacent City

The adjacent Town of Davie indicates no objection to this request, see attached letter, **Exhibit 4**.

3. Affordable housing

The residential dwelling units are not subject to Policy 2.16.2 as the proposed residential development is less than 100 units.

4. Trafficways

Trafficways approval is valid for 10 months. Approval was received on April 28, 2022.

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)(1)a) of Land Development Code. The proposed plat will be an increase of 38 PM peak hours.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	2	40
Non-residential	0	0
Total	40-2 = 38	

At the time of plat application, 2 single family residences and a stable existed on this site of which one of the home and stables will be demolished. In accordance with the credit provisions of Section 5-182.13 of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. No credit will be granted for demolition occurring more than three (3) years prior to the review of construction plans submitted for County environmental review approval

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 (05/20)	Cooper City (12/21)
Design Capacity:	7.00 MGD	3.440 MGD
Annual Average Flow:	4.33 MGD	2.560 MGD
Estimated Project Flow:	0.014 MGD	0.012 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	0.396
Local	N/A

In accordance with Land Development Code, regional park impact and administrative fees will be assessed in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval and must be paid on the date of building permit issuance.

9. Concurrency - Public School

In accordance with Section 5-182.9(a)(1) of the Land Development Code this plat is subject to public school concurrency because it will generate several students at one or more levels (i.e. elementary, middle and high). School Board staff have reviewed this plat and provide a School Capacity Availability Determination (SCAD) letter as attached. See the attached School Capacity Availability Determination received from the School Board, **Exhibit 6**.

10. Impact Fee Payment

All impact fees (school impact, park impact and transportation concurrency) will be calculated by 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. See the attached Environmental Review Report, **Exhibit 7**.

Natural Resource Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

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 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 resources or areas of archaeological or paleontological sensitivity. See the attached historic and archaeological comments, **Exhibit 8**.

14. Aviation

Due to the proposed plat proximity to Broward County's North Perry Airport, the Broward County Aviation Department as advised that 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>. Please see the attached BCAD's Comments, **see Exhibit 9**.

15. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application. FPL did not provide comment. However, AT&T has advised that any future structures, if needing their services may require easement.

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 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, **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, **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 1 single family dwelling unit on Parcel A, and 39 single family dwelling units for the remainder of the plat.

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.

- b. 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]