



TO: Josie P. Sesodia, AICP, Director
Broward County Urban Planning Division

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", is positioned to the right of the "FROM:" line.

RE: Griffin 106 Subdivision (034-MP-23)
City of Cooper City

DATE: September 24, 2024

This memorandum updates our previous comments regarding the referenced plat dated December 22, 2023.

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 (1) Residential" land use category. This plat is generally located on the southeast corner of Griffin Road and Southwest 106 Avenue.

Regarding the proposed residential use, Planning Council staff calculations indicate that the maximum number of dwelling units permitted within the platted area per the effective land use plan is 17 dwelling units. Further, an additional 2.1 acres of right-of-way adjacent to the proposed plat may be utilized for density purposes (additional 2 dwelling units) and developed only in accordance with the attached Hanson Joint Use Agreement as executed on November 13, 2003. Therefore, the maximum number of dwelling units permitted is 19 dwelling units.

In addition, Planning Council staff has received written documentation that the City of Cooper City allocated 19 "flexibility units" to this plat on August 27, 2024, through Ordinance No. 24-14. Therefore, the proposed development of 38 dwelling units is in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff notes that the proposed development is located adjacent to the Town of Davie, and is subject to Policy 2.10.1 of the Broward County Land Use Plan regarding compatibility. In this regard, Planning Council staff has received written documentation that the City of Cooper City notified the Town of Davie of the flexibility allocation, per Article 3.4 of the *Administrative Rules Document: BrowardNext*. Subsequently, Planning Council staff received written documentation that the Town of Davie did not request a compatibility review. We further note that 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.

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

North:	Recreation/Open Space (Town of Davie)
South:	Low 3 Residential
East:	Commercial, Low 3 Residential and Estate 1 Residential
West:	Commercial and Estate Residential (1 DU/AC) (Town of Davie)

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:HHA

cc: Alex Rey, City Manager
City of Cooper City

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

