



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

FROM: Barbara Blake Boy, Executive Director 

RE: Kingfisher Reserve (019-MP-20)
City of Cooper City

DATE: June 7, 2021

This memorandum updates our previous comments regarding the referenced plat dated September 9, 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 east side of Southwest 106 Avenue/Cherry Road, between Stirling Road and Southwest 57 Street.

Planning Council staff calculations indicate that the maximum number of dwelling units permitted on the plat, per the effective land use plan, is 20 dwelling units. In addition, Planning Council staff has received written documentation that the City of Cooper City allocated 20 "flexibility units" to this plat on May 11, 2021, through Ordinance No. 21-10. Therefore, the proposed development of 40 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 the rules 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.

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

North:	Estate
South:	Residential 3-5 DU/AC
East:	Residential 3-5 DU/AC
West:	Estate Residential (Town of Davie)

Kingfisher Reserve
June 7, 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:JMB

cc: Joseph Napoli, City Manager
City of Cooper City

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

