



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

FROM: Barbara Blake Boy, Executive Director 

RE: Plat Note Amendment for Cornerstone Downtown Coral Springs
(002-MP-20) City of Coral Springs

DATE: December 6, 2022

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat.

The Future Land Use Element of the City of Coral Springs Comprehensive Plan is the effective land use plan for the City of Coral Springs. That plan designates the area covered by this plat for the uses permitted in the "Local Activity Center" land use category. This plat is generally located on the southwest corner of University Drive and Sample Road.

Regarding the proposed residential, commercial, hotel and office uses, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Local Activity Center," as recorded in Official Record Book 45755, Pages 907-912.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments PC 04-27/PCT 04-9, which amended various future land use designations to the "Coral Springs Downtown Local Activity Center." Said amendments were adopted by the Broward County Commission on May 24, 2005, subject to the following voluntary restriction:

- Pursue and participate in a subordinated 2nd mortgage program utilizing a 1% impact fee.

Planning Council staff notes that BCLUP Policy 2.16.2 (formerly Policy 1.07.07) was originally adopted by the Broward County Commission on June 27, 2006, and became effective on September 11, 2006; therefore, the proposed dwelling units included in PC 04-27/PCT 04-9 were not subject to the Policy.

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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 BCLUP including its concurrency requirements.

BBB:HHH

cc: Frank Babinec, City Manager
City of Coral Springs

Julie Krolak, Director, Development Services Department
City of Coral Springs

