



Resilient Environment Department
URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Griffin 106 Subdivision	Number:	034-MP-23
Application Type:	New Plat	Legistar Number:	24-1419
Applicant:	Hanson Homestead, LLC	Commission District:	5
Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	30/50/41
Location:	Southeast corner of Griffin Road and Southwest 106 Avenue	Platted Area:	14 Acres
Municipalities:	City of Cooper City	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
FS 125.022 Waiver	An extension waiver was granted until December 1, 2025		
Recommendation:	APPROVAL		
Meeting Date:	November 12, 2024		

A location map showing the parcels designated within the plat for the purpose of assigning development entitlement is attached (**Exhibit 2**).

The Application is attached (**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:	Two (2) Single-Family Residences
Proposed Use:	38 Single-Family Residences
Plan Designation:	Estate (1) Residential
Adjacent Uses	Adjacent Plan Designations
North: Single-family Residences	North: Recreation/Open Space (Town of Davie)
South: Single-family Residences	South: Low 3 Residential
East: Single-family Residences	East: Commercial, Low 3 Residential and Estate 1 Residential
West: Single-family Residences	West: Commercial and Estate Residential (1 DU/AC) (Town of Davie)
Existing Zoning	Proposed Zoning
A-1 (Agricultural Estate)	A-1 (Agricultural Estate)

1. Land Use

Planning Council staff has reviewed this application and determined that the City of Cooper City Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat for uses permitted in the “Estate (1) Residential” land use category. The City of Cooper City allocated 19 “flexibility units” to this plat on August 27, 2024, through Ordinance 24-14. Therefore, the proposed development of 38 dwelling units is in compliance with the permitted uses of the effective land use plan. Planning Council memorandum is attached (**Exhibit 3**).

2. Affordable Housing

The applicant proposes fewer than 100 additional units. Therefore, the development shown on this plat is not subject to Policy 2.16.2 of the Broward County Land Use Plan.

3. Adjacent City

The Town of Davie was notified of this application and no response was provided (**Exhibit 4**).

4. Trafficways

Trafficways approval was received on February 22, 2024, and is valid for 10 months.

5. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division reviewed the plat application and determined that its 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 (**Exhibit 5**). The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

Please note Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard installation of Required Improvements Agreement (BCF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The use of a non-standard agreement will require independent approval by the County Commission.

A traffic study was submitted by the applicant analyzing the traffic impacts of the development proposed by this plat. The Public Works Department have determined that the traffic study demonstrates that the volume of traffic accessing the site from the proposed 60-foot opening on Griffin Road will not adversely affect traffic conditions. This determination provides the basis for the County Commission to waive the right turn lane dedication and construction requirements pursuant to Section 5-182.5 of the Broward County Land Development Code.

This project is located on SR818/Griffin Road. Florida Department of Transportation (FDOT) has issued a pre-application letter (**Exhibit 6**). Openings or improvements on functionally classified State Roads are subject to the “Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards.”

6. Concurrency – Transportation

This plat is located in the South Central Transportation Concurrency Management Area. The proposed use is an increase of 36 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	2	38
Non-residential	0	0
Difference	(38 – 2) = 36	

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 (01/23)	Cooper City (COO) (06/24)
Design Capacity:	7.00 MGD	3.44 MGD
Annual Average Flow:	4.44 MGD	2.68 MGD
Estimated Project Flow:	0.013 MGD	0.013 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	0.342
Local	0

9. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed 38 single-family dwelling units will generate 18 (8 elementary, 4 middle and 6 high school) students. See the attached School Capacity Availability Determination (SCAD) letter (**Exhibit 7**).

10. Impact Fee Payment

School and administrative fees will be calculated by Urban Planning Division, during the review of construction plans submitted for County development and environmental review approval by the Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code and must be paid on the date of building permit issuance.

At the time of plat application, two (2) single-family residences exist on this site, which the applicant stated one (1) will be replaced. 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 impact 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.

11. Environmental Review

This plat was reviewed by the Environmental Permitting Division. See the attached environmental review report which provides recommendations to the developer regarding environmental permitting for the future development (**Exhibit 8**).

Natural Resources 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

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

13. Historical and Archaeological Resources Review

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 resources or areas of archaeological sensitivity. See the attached historical and archaeological comments (**Exhibit 9**).

14. Aviation

Broward County Aviation Department has no objection to this plat. 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 Code of Ordinance's Chapter 5 (Building Regulations and Land Use) 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>.

15. Utilities

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

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 has 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 was reviewed by the School Board and satisfies the public-school concurrency requirements of Section 5-182.9(a)(1) of the Land Development Code.
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.
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 38 single-family homes.
 - 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.
4. If this item is approved, the Mayor is authorized to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[CLD]