



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NOTE AMENDMENT

Project Description			
Plat Name:	Coral Hills - Sample	Application Number:	047-MP-16
Application Type:	Note Amendment	Legistar Number:	26-235
Owner/Applicant:	Amera Downtown Development Company, LLC	Commission District:	3
Authorized Agent:	Greenspoon Marder, LLP	Section/Twn./Range:	16/48/41
Location:	Northeast corner of Coral Hills Drive and Sample Road	Folio Number (s):	4841-16-17-0010 4841-16-17-0020 (Parcel AB)
Municipality:	City of Coral Springs	Platted Area:	4.39 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	APPROVAL		
Meeting Date:	April 14, 2026		

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

The Application is attached (**Exhibit 5**). The Housing and Urban Planning Division (HUPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

This application is being presented with a companion non-vehicular access line (NVAL) amendment for the plat.

Plat History and Development Rights			
Plat Board Approval:	August 22, 2017	Plat Book and Page Number:	183-244
Date Recorded:	February 14, 2019	Current Instrument Number:	115617112
Plat Note Restriction			
Current Plat Note:	This plat is restricted to 125,000 square feet of commercial use; 100,000 square feet of office use; 298 square feet of existing utility; and 250 high-rise units. No free standing or drive-thru bank facilities are permitted without the approval of the board of county commissioners who shall review and address these uses for increased impacts.		
Proposed Note:	Parcel AB (see attached legal description) is restricted to 50,000 square feet of commercial use; 50,000 square feet of office use; 298 square feet of existing utility; and 300 mid-rise units.		

In accordance with the Land Development Code, mid-rise units are defined as four (4) or more attached dwellings units in a building with four (4) to eight (8) stories (exclusive of parking levels).

This plat is located within the Coral Springs Downtown Development of Regional Impact (DRI) approved by City Ordinance 2005-105. The City of Coral Springs has confirmed that the proposed development is consistent with the DRI.

1. Land Use

Planning Council staff has reviewed this application and determined that the City of Coral Springs Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat for the uses permitted in the “Local Activity center” land use category.

The proposed residential, commercial, office and utility uses are in compliance with the effective land use plan and 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 memorandum

Planning Council staff notes that this plat was the subject of Broward County Land Use Plan (BCLUP) amendments PC 04-27/PCT 04-9, which were adopted by the Broward County Commission on May 24, 2005, recognizing the following voluntary commitment:

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

2. Affordable Housing

The proposed development is consistent with the permitted uses under the effective land use plan. As such, it is not subject to Policy 2.16.2 of the Broward County Land Use Plan.

3. Municipality Review

The City of Coral Springs has submitted a Letter of No Objection dated September 3, 2025, supporting the note amendment.

4. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed the plat application and provided comments and recommendations with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum (**Exhibit 4**).

5. Concurrency – Transportation

This plat is located in the North Central Transportation Concurrency Management Areas (TCMA), where level of service (LOS) is expressed in term of bus headways, and where Transportation Concurrency Assessment Fees apply per Sec. 5-182.1(a) of Land Development Code. The proposed development generates a decrease of 784 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	100	117
Non-residential	1359	558
Total	1459	675

Difference	675 – 1459 = -784
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The plat was recorded with a note requiring development to occur before five (5) years from the date of the plat approval. This note is no longer required by the Land Development code.

6. Concurrency - Water and Wastewater Capacity

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	City of Coral Springs	Broward County
Plant name:	Coral Springs Water Treatment Plant (04/25)	Broward County North Regional (BCN) (09/25)
Design Capacity:	16.0 MGD	95.0 MGD
Annual Average Flow:	7.36 MGD	67.53 MGD
Estimated Project Flow:	1.20 MGD	1.20 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this Plat Note Amendment does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system, or that sufficient capacity will exist at time of building permit approval.

7. 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	1.35
Local	0

8. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed 300 mid-rise units will generate 19 (8 elementary, 4 middle, 7 high school) student. This plat will be subject to school impact fees which will be assessed in accordance with the fee schedule specified in the Land Development Code. **This determination will expire on October 10, 2026.**

9. Impact Fee

All impact fees (school impact fees, park impact fees, transportation impact fees and administrative fee) will be calculated by Housing and Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review. Fees must be paid prior to the issuance of the building permit.

10. Environmental Review

This plat was reviewed by Environmental Permitting Division and have the following recommendations regarding environmental permitting for the future development.

A. Domestic & Non-Domestic Wastewater and Surface Water Management

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat note amendment. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or WWLicense@broward.org for specific code requirements.

The Broward County Non-Domestic Wastewater Program has no objection to the described plat note amendment because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or NDDLICENSE@broward.org for specific code requirements.

This site does not require a Broward County Surface Water Management License because it is located outside of the jurisdiction of the Broward County Surface Water Management Licensing Program.

B. Aquatic and Wetland Resources

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are no indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

The proposed development contains or abuts water bodies or will be creating same. Excavation or filling of any surface waters, or the construction or repair of in-water structures such as seawalls and docks, are regulated under Chapter 27, Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council (invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the Environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

C. Tree Preservation

Any construction within the Broward County Right of Way is subject to Chapter 27, Article XIV, Sections 27-401 through 27-414 of the Broward County Code, titled Broward County Tree Preservation and Abuse Ordinance. A Broward County Tree Removal License will be required for any tree removal or relocation in the Right of Way. Contact the Environmental Permitting Division at 954-519-1483 or at Tree@broward.org for further information.

D. Clean-Up and Waste Regulation

Not a known contaminated site; not within one-quarter mile of a contaminated site; not a licensed waste regulation facility; not an abandoned dump or landfill.

E. Air Program

If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at: <https://www.broward.org/ePermits/Pages/AsbestosCertificate.aspx>.

Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. For assistance, contact Broward County's asbestos program at AsbestosHelp@broward.org or call 954-519-0340.

11. 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.

12. Historical and Archaeological Resource Review

This plat was 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.

The site is within the jurisdiction of Broward County's historic preservation ordinance (B.C. Ord. 2014-32). The applicant is advised to contact Rick Ferrer, Historic Preservation Officer, Public Works and Environmental Services Department, Broward County at 1 North University Drive, Plantation, FL 33324 or by phone at (954) 357-9731 for additional information.

In the event any unmarked human burial remains are discovered, then pursuant to Florida Statutes, Chapter 872.05, all activities that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. The district medical examiner can be reached via email at Med Exam Trauma@broward.org or via phone at (954) 357-5200. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

13. Utilities

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

14. 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 Housing and Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf.

FINDINGS

Staff 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 North 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 ensure compliance with the standards and requirements of the Land Development Code.

1. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **April 14, 2027**.
2. Prior to the recordation of the Plat Note Amendment Agreement, the companion NVAL application for this plat must be reviewed , approved, and recorded.
3. Delete the plat note that references expiration of the Findings of Adequacy.

In addition, staff recommend that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[AO]