



Resilient Environment Department
URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT

Plat Name:	The Hale Plat	Number:	043-MP-84
Application Type:	Note Amendment	Legistar Number:	23-1305
Applicant:	Stada CC Development LLC.	Commission District:	2
Agent:	Dunay, Miskel & Backman, LLP	Section/Twn./Range:	31/48/42
Location:	Southwest corner of Coconut Creek Parkway and Lyons Road	Platted Area:	21. 2 Acres
Municipality:	City of Coconut Creek	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	December 12, 2023		

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

The Application is attached (**Exhibit 8**). The Urban Planning Division (UPD) distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code.

Plat Board Approval:	December 16, 1986	Plat Book and Page Number:	137-16
Date Recorded:	December 22, 1988	Current Instrument Number:	88514356
Current Plat Note:	This plat is restricted to a 125,000 square foot public high school, 65,000 square feet of commercial use, 65,000 square feet of office use, 15,000 square feet of bank use and an 86 room hotel. Commercial/retail uses are not permitted within the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Free standing banks or banks with drive-thru facilities are not permitted, unless specifically specified without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.		
Proposed Note:	This plat is restricted to a 125,000 square foot public high school, 46,000 square feet of commercial use, 3,000 square feet of fast-food with drive-through window, 47,000 square feet of office use, 7,500 square feet of bank use and 125,000 square feet of self-storage use.		

1. Land Use

Planning Council has reviewed this application and determined that the City of Coconut Creek Comprehensive Plan is the effective land use plan, that plan designates the area covered by this plat for the uses permitted in the “Commercial” land use category. The existing and proposed high school, commercial, fast-food restaurant with drive-through, bank, office and self-storage uses are in compliance with the permitted uses of the effective land use plan (**Exhibit 3**).

2. Access

Staff from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed this application and have no objection to this note amendment.

3. Municipal Review

The City of Coconut Creek has submitted a letter of no objections dated July 24, 2023, supporting the application (**Exhibit 4**).

4. Concurrency – Transportation

This plat is located within the Northcentral Standard District, which is subject to transportation concurrency fees, as defined in Section 5-182.1 (a)(1)a) of Land Development Code. The proposed note amendment generates a decrease of 268 trips per P.M. peak hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	0
Non-Residential	1,158	859
TOTAL	1,158-859 = 299	
Difference	Decrease of 299 Trips per PM Peak Hour	

This plat was recorded with a note requiring development to occur before five (5) years from date of plat approval. This note is no longer required by the Land Development Code.

5. Concurrency - Water and Wastewater Capacity

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

	Potable Water	Wastewater
Utility Provider:	City of Coconut Creek	City of Coconut Creek
Plant name:	Margate (04/22)	Margate (03/23)
Design Capacity:	13.5 MGD	0.00 MGD (Not specified)
Annual Average Flow:	6.84 MGD	6.70 MGD
Estimated Project Flow:	0.047 MGD	0.028 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.

6. Impact Fee Payment

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

7. Environmental Review

The plat note amendment application has been reviewed by Environmental Permitting Division. The attached document provides recommendations to the developer regarding environmental permitting for the future development (**Exhibit 5**).

8. Archaeological and Historic Resource Review

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 archaeological resources or areas of archaeological or paleontological sensitivity (**Exhibit 7**).

10. Aviation

The Broward County Aviation Department (BCAD) has no objections to this plat. However, the applicant the property is within 20,000 feet of the City of Fort Lauderdale's Executive Airport and/or the City of Pompano Beach's Airpark and is advised that any proposed construction or use of cranes or other high-lift equipment must be reviewed to determine if the following apply: Federal Aviation Regulation Part 77; Florida Statutes Chapter 333; and/or the Broward County Airport Zoning Ordinance. Based on the location, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Broward County review, please contact AirspaceReview@broward.org. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>, see BCAD comments (**Exhibit 6**).

11. Utilities

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

12. 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 Northcentral Standard District. 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 satisfies the drainage, water, wastewater, and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.
3. This plat satisfied the regional parks and recreation 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. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **December 12, 2024**.
2. Delete the plat note that references expiration of the Findings of Adequacy.
3. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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

DP