

Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	CORAL HILLS – SAMPLE	Number:	047-MP-16
Applicant:	City of Coral Springs	Comm. Dist.:	3
Agent:	Pulice Land Surveyors, Inc.	Sec/Twp/Rng:	16-48-41
Location:	Northeast Corner of Sample Road and Coral Hills Drive	Platted Area:	4.4 Acres
City:	Coral Springs	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	37,700 Sq. Ft. Office 298 Sq. Ft. Utility	Effective Plan:	Coral Springs
Proposed Use:	125,000 Sq. Ft. Commercial 100,000 Sq. Ft. Office 298 Sq. Ft. Utility 250 High Rise Units	Plan Designation:	Downtown Local Activity Center. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Single Family Residential	North:	Moderate (7.99) Residential
South:	Commercial	South:	Downtown Local Activity Center
East:	Commercial	East:	Downtown Local Activity Center
West:	Commercial and Multi-Family Residential	West:	Downtown Local Activity Center
Existing Zoning:	B-2 / Local Activity	Proposed Zoning:	B-2 / Local Activity Center

RECOMMENDATION (See Attached Conditions)

**APPROVAL:** Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date: 08/22/17  
Action Deadline: 09/26/17  
Deferral Dates:

Prepared: KMM  
Reviewed:  
Approved:

SERVICES

Wastewater Plant:	BCUD 4 (05/17)	Potable Water Plant:	Coral Springs (04/16)
Design Capacity:	95.0000 MGD	Design Capacity:	23.200 MGD
12-Mo. Avg. Flow:	64.0400 MGD	Peak Flow:	15.300 MGD
Est. Project Flow:	0.0950 MGD	Est. Project Flow:	0.130 MGD

Comments: Sufficient capacity exists at this time.    Comments: Sufficient capacity exists at this time.

SCHOOLS

Dwelling Units	Impact Fee
250	*

\* See Staff Comment No. 6

See Finding No. 2

\* See Staff Recommendation No. 27

PARKS

	Land Dedication	Impact Fee	Admin. Fee
Local:	County conducts no local review within municipalities	N/A	N/A
Regional:	1.125 Acres	*	*

\* See Staff Comment No. 7

See Finding No. 4

\* See Staff Recommendation No. 27

TRANSPORTATION

Concurrency Zone: North Central	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	93	*	*
Non-res. uses:	919	*	*
Total:	1,012	*	*

\* See Staff Comment No. 3 & 4

See Finding No. 1

\* See Staff Recommendation No. 27

CORAL HILLS – SAMPLE  
047-MP-16

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the uses being 125,000 square feet of commercial, 100,000 square feet of office, 298 square feet of existing utility and 250 high rise units. This property is being platted because it does not qualify for an exception to the mandatory platting rule, as it contains more than two (2) dwelling units and the plat boundaries are not specifically delineated on a recorded plat

In accordance with Ordinance 2013-30, effective October 4, 2013, high rise units are defined as nine (9) or more attached dwelling units in a building with nine (9) or more residential stories (exclusive of parking levels).

- 2) Trafficways approval is valid for 10 months. Approval was received on April 27, 2017.
- 3) This plat is located within a Transportation Concurrency Management Area and the City of Coral Springs Downtown Development of Regional Impact (DRI). On May 24, 2005, the County Commission approved a Traffic Concurrency Agreement for this DRI, in which the City of Coral Springs committed to construct a Neighborhood Transit Center to satisfy the County's transportation concurrency requirements for development within the DRI (O.R. Book 40150, PG. 1725). Until the Neighborhood Transit Center is under construction, all development within the boundaries of the DRI, except for any development by the City of Coral Springs' Community Redevelopment Agency (CRA), is subject to transportation concurrency fees.
- 4) Transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. For non-residential development, these fees shall be based on the gross square footage of any building(s) as defined in the ordinance.
- 5) At the time of plat application, 37,700 square feet of government office use existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency 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 eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.
- 6) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that this request satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development.

The 250 high rise units proposed by this plat will be subject to school impact fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. See the attached School Capacity Availability Determination received from the School Board.

- 7) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 8) This plat is not located in a Wellfield Zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.
- 9) Surface water management plans for this plat must meet the criteria of the Sunshine Water Control District. A surface water management permit must be obtained from this District prior to any construction.
- 10) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.
- 11) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 12) The Water and Environmental Licensing Section encourages that 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 be removed during the development process, and advises that a management plan

## Continued

may be necessary to control re-invasion of same. In addition, landscape materials should not include any plants considered to be invasive of South Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division.

- 13) This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:  
<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>
- 14) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the City of Coral Springs. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.
- 15) A Tree Removal License will be required for any tree removal or relocation on Broward County owned or controlled property. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 16) An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
- 17) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 18) A Parking Facility License may be required. Contact the Broward County Environmental Engineering and Permitting Division at 954-519-1260 for specific license requirements.
- 19) A demolition notice of the existing use will be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 20) A Storage Tank License may be required if there will be fuel storage associated with an emergency generator system. Contact the Environmental and Consumer Protection Division at 954-519-1260 for specific license requirements.

- 21) The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.
- 22) Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of building permit approval. Approval to connect to such systems is approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of building permits by the appropriate building department for any structures that are to be built on the platted site. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.
- 23) The Broward County Aviation Department has no objections to this plat. However, the information submitted with this plat application does not indicate the height of any proposed buildings. The applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the 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 Airport Zoning Ordinance apply to this development. Based on the location of the proposed project, the FAA may need to conduct a 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/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.
- 24) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The consulting archaeologist also notes that this plat is located within the City of Coral Springs, which is outside the property jurisdiction of Broward County Historic Preservation Ordinance 2014-32 for historical resources, but within the archaeological jurisdiction of said Ordinance. Accordingly, the property owner should contact the City of Coral Springs's Development Services Department at 954-344-1028 for compliance with municipal historic preservation regulations. If any archaeological materials are discovered during the course of development, the property owner must notify the Broward County Historic Preservation Officer, Richard (Rick) Ferrer, of the Planning and Development Management Division at 954-357-9731 or [rferrer@broward.org](mailto:rferrer@broward.org), and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g). In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease

immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).

- 25) This site is currently serviced by BC Transit Route 34 on Sample Road and bus stop ID #236.
- 26) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 27) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council. This plat is subject to the recorded "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center" (O.R.B. 45755, PGS. 907-912, B.C.R.). Section 2.1 of the Agreement requires the City to monitor development activity and to enforce permitted land use densities and intensities within the Regional Activity Center. See the attached comments from the Broward County Planning Council.
- 28) 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.
- 29) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: [www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf)

## FINDINGS

### CONCURRENCY REVIEW

- 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(a)(5)a) of the Land Development Code. In addition, this plat is located within the City of Coral Springs Downtown Development of Regional Impact (DRI). Traffic concurrency requirements have been satisfied through the DRI.
- 2) This plat has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.

- 3) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

#### RATIONAL NEXUS REVIEW

- 5) This plat has been evaluated by staff of the Highway Construction and Engineering Division for the relationship between the impact of the proposed development and the right-of-way dedications required by the Broward County Land Development Code ("rational nexus test"). Staff has made a finding that the proposed development meets the threshold test for rational nexus and this report includes right-of-way dedication requirements.

#### STAFF RECOMMENDATIONS

##### NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following recommendations:

- 1) Along the ultimate right-of-way of Sample Road except at the 50-foot opening with centerline located approximately 25 feet west of the east plat limits. Said non-access line will include a corner chord and extend along Coral Hills Drive for a minimum of 100 feet.

This opening is restricted to and physically channelized for right turns OUT only.

##### RIGHT-OF-WAY REQUIREMENTS (Dedicate)

- 2) Right-of-way for a corner chord based on a 30-foot radius at the intersection of Sample Road and Coral Hills Drive.
- 3) Right-of-way for a westbound right turn lane on Sample Road at Coral Hills Drive with 150 feet of storage and 50 feet of transition. The area bound by the entrance radii shall be included in this dedication.

##### SIDEWALK REQUIREMENTS FOR BUS LANDING PAD (Dedicate)

- 4) A 2-foot wide x 40-foot long paved bus landing pad (8-foot total expanded sidewalk) on Sample Road commencing 90 feet west of the east plat limit and continuing west for 40 feet.

##### BUS SHELTER REQUIREMENTS (Easement)

- 5) An 8-foot wide x 15-foot long bus shelter easement on Sample Road commencing 115 feet west of the east plat limit and continuing west for 15 feet.



#### ACCESS REQUIREMENTS

- 6) A channelized driveway shall consist of one lane with a pavement width of 15 feet, with minimum egress radii of 50 feet.

#### TURN LANE IMPROVEMENTS (Secure and Construct)

- 7) Westbound right turn lane on Sample Road at Coral Hills Drive with 150 feet of storage and 50 feet of transition.

#### SIDEWALK REQUIREMENTS (Secure and Construct)

- 8) Along Sample Road adjacent to this plat.

#### SIDEWALK FOR BUS LANDING PAD (Secure and Construct)

- 9) An 8-foot wide x 40-foot long expanded sidewalk with a maximum cross slope of 2% for the bus landing pad (design must extend to the face of curb and gutter) on Sample Road commencing 90 feet west of the east plat limit and continuing west for 40 feet.

Design is subject to review by the Service and Capital Planning Section of the Transit Division, the Paving and Drainage Section of the Highway Construction and Engineering Division, and the Permits Section of the Florida Department of Transportation.

#### TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 10) The physical channelization of the driveway in the 50-foot opening on Sample Road as specified under the non-vehicular access line requirements.
- 11) The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

#### SIGNALIZATION IMPROVEMENTS (Secure for Construction)

- 12) Any necessary modifications to the existing traffic signal at the intersection of Sample Road and Coral Hills Drive to provide for the required improvements.

#### TRAFFIC CONTROL DEVICE EASEMENT REQUIREMENTS

- 13) 20 feet wide x 20 feet deep, as measured from the non-vehicular access line (NVAL) on Sample Road at the intersection with Coral Hills Drive. Dimensions may be modified to more closely approximate the proposed driveway/roadway dimensions. The design is to be approved by the Traffic Engineering Division.

#### PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 14) Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below.

Design and installation of the required markers and/or signs are subject to approval by Florida Department of Transportation for projects located on a FDOT jurisdictional roadway.

#### IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 15) 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 (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to recordation of the plat. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to the issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction and Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.
- 16) The Installation of Required Improvements Agreement (CAF#450) shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to plat recordation and/or the commencement of construction. Security amounts shall be based upon the one of the following:
  - A) Approved construction plans. When security is based on approved construction plans, the security will be calculated at one-hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
  - B) Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one-hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
  - C) All forms are available on the Highway Construction and Engineering Division's web page at:  
<http://bcegov2.broward.org/bcengineering/Plats/PlatsForms.asp>

#### IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

- 17) The construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to the Highway Construction and Engineering

Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without a field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.

- 18) Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for the relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without a field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

#### FLORIDA STATUTES CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

#### 19) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description. The description in Exhibit "A" of the Title Certificate differs from the description on the plat. Review and revise as necessary.
- B) Designate a parcel identification for that portion of the 50 foot wide Canal & Maintenance Right-of-Way for Canal "M" within the boundary of this plat.
- C) Provide closures, with areas, of the plat boundary and parcels created by the plat to the Broward County Highway Construction and Engineering Division for review, after reconciliation of the above of Comment 19) A). Revise the State Plane Coordinates shown on the plat corners as necessary.
- D) Identify the point that the FOUND 4"x4" CONCRETE MONUMENT (PRM) NO ID, 50' westerly of the northeast corner of the plat is S89°41'12"E, 0.06' of.
- E) Review the P.R.M. TO P.R.M. distance shown on the north plat boundary, based on the above comment.
- F) The bearing on the bearing reference line as cited in Surveyor's Note #2 differs from the bearing for that line as shown on the drawing. Review and revise as necessary.
- G) Show State Plane Coordinates on all plat corners, including the corners where P.R.M.s and their coordinates do not fall on the corresponding plat corner.

- H) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.

20) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Address any easements, rights-of-way, or specific purpose parcels to be created by this plat in the Dedication language.
  - a) Add dedication language for all easements and rights-of-way created by this plat to the Dedication block for The Sunshine Water Control District.
  - b) Add dedication language for the rights-of-way created by this plat to the Dedication block for the City Of Coral Springs.
- B) Depict the entire right-of-way width of Sample Road and Coral Hills Drive adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat. Refer to the Adjacent Right-of-Way Report.
- C) Verify the designation of Sample Road as a state road adjacent to the plat. If applicable, obtain and provide copy of the latest FDOT Right-of-Way map for Sample Road adjacent to the plat. Add a label for same indicating the State road designation, roadway section number, sheet number, and the latest date of revision.
- D) Verify the status of the 70 foot wide Canal Right-of-Way for CANAL "K" south of Sample Road. Review the documents recorded in Instruments #113136747 and #113136748, B.C.R. and revise as necessary.

21) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The title certificate or an attorney's opinion of title must be updated to reflect a comprehensive search of the Public Records within 30 days prior to plat recordation. If the updated title shows any change to property ownership, then a new dedication on the plat mylar must be executed by the new owner(s) with the proper acknowledgements. If the updated title shows any changes to or additional mortgage holders, then a new Mortgagee consent must be executed with the proper acknowledgements.

22) DRAFTING AND MISCELLANEOUS DATA

- A) Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B) Revise the font for the geometry for the north and west plat boundaries to match the font for plat dimensions on the south and east plat limits.



- b) Additional changes made to the original plat mylar (beyond this list of corrections) may cause delays in review and recordation, and may result in additional review fees.

#### GENERAL RECOMMENDATIONS

- 25) Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 26) All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
  - A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
  - B) State of Florida Department of Transportation:
    - 1) "Roadway and Traffic Design Standards."
    - 2) "Standard Specifications."
    - 3) "FDOT Transit Facilities Guidelines."
  - C) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

- 27) Applicant must pay transportation concurrency fees, school impact fees and regional park impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code. Regional park impact and administrative fee amounts are subject to adjustment each October 1.
- 28) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must submit a current tax letter from the Revenue Collection Division providing proof of payment.
- 29) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

30) Place a note on the face of the plat reading:

- A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **August 22, 2022**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **August 22, 2022**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

31) Place a note on the face of the plat reading:

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.

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.

32) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.





**Commission District No. 3**  
**Municipality: Coral Springs**  
**S/T/R: 16/48/41**



**047-MP-16**  
**Coral Hills - Sample**



0 250 500 Feet

Prepared by: Planning and Development Management Division  
Date Flown: January 2017

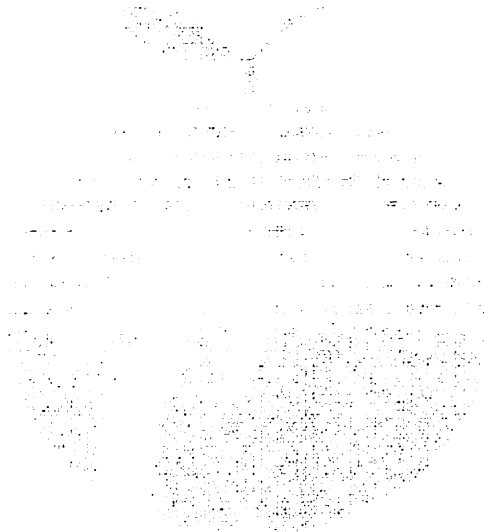


The School Board of Broward County, Florida  
**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**

**REVISED**  
7-6-17

PLAT  
SBBC-1428-2013  
County No: 047-MP-16  
Coral Hills - Sample

July 6, 2017 9:09:01



Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)

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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: July 6, 2017 9:09:01	Single-Family:	100,000 SF Office, 125,000 SF Commercial, 298 SF Utility	Elementary: 3
Name: Coral Hills - Sample	Townhouse:		Middle: 1
SBBC Project Number: SBBC-1428-2013	Garden Apartments:		High: 2
County Project Number: 047-MP-16	Mid-Rise:		Total: 6
Municipality Project Number: TBD	High-Rise: 250		
Owner/Developer: City of Coral Springs	Mobile Home:		
Jurisdiction: Coral Springs	Total: 250		

**Comments**

District staff initially reviewed and issued a Preliminary School Capacity Availability Determination (SCAD) Letter for this plat application. Staff reviewed the plat for 250 high-rise units, which were determined to generate 6 (3 elementary, 1 middle and 2 high school) students.

The school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year included Country Hills Elementary, Coral Springs Middle and Coral Springs High Schools.

This application was determined to satisfy public school concurrency on the basis that adequate school capacity was anticipated to be available to support the residential development as proposed by the applicant.

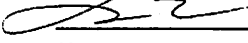
This preliminary determination (for a maximum of 250 high-rise units) was due to expire on August 20, 2017. However, the applicant requested an extension of this preliminary School Capacity Availability Determination (SCAD) prior to its expiration date. As such, the preliminary determination shall be valid for a one-time extension of an additional 180 days from the original expiration date (August 20, 2017) and shall expire on February 15, 2018. This preliminary school concurrency determination shall be deemed to be void unless prior to February 16, 2018, notification of final approval to the District has been provided. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

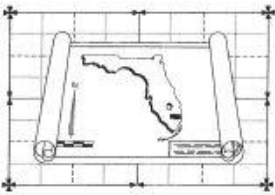
Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

SBBC-1428-2013 Meets Public School Concurrency Requirement  Yes  No

7/6/17  
Date


Reviewed By:  
  
Signature  
Lisa Wight  
Name  
Planner  
Title



## BROWARD COUNTY PLANNING COUNCIL

115 South Andrews Avenue, Room 307 ■ Fort Lauderdale, Florida 33301 ■ Phone: 954.357.6695

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

FROM: Barbara Blake Boy, Executive Director 

RE: Coral Hills - Sample (047-MP-16)  
City of Coral Springs

DATE: March 13, 2017

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 "Downtown Local Activity Center" land use category. This plat is generally located on the northeast corner of Sample Road and Coral Hills Drive.

Regarding the proposed 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.

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

North:	Moderate (7.99) Residential
South:	Downtown Local Activity Center
East:	Downtown Local Activity Center
West:	Downtown Local Activity Center

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:PMS

cc: Erdal Donmez, City Manager  
City of Coral Springs

Susan Hess Krisman, Director, Development Services Department  
City of Coral Springs