

STAFF REPORT  
City Plaza  
040-MP-08

A request to modify conditions of plat approval has been filed with the Planning and Development Management Division. This plat was approved by the County Commission on September 22, 2009, for 200,000 square feet of commercial use, a 200 room hotel, and 600 high-rise units on 5.763 acres. The property is located at the southwest corner of Sample Road and Northwest 94 Avenue, in the City of Coral Springs.

A note amendment restricting the plat to 200,000 square feet of commercial use; a 200-room hotel; 600 high-rise units; and 90,000 square feet of government office was approved by the County Commission on October 27, 2015 and was recorded on January 11, 2016 (INSTRUMENT NO. 113448800).

This plat was approved with a requirement to secure and construct a bus landing pad with sidewalk improvements on Sample Road (Bus Stop No. 4363). The applicant and property owner (City of Coral Springs) is requesting to eliminate this plat requirement to consolidate the bus stops to one location at the Sample Road and University Drive intersection. The City of Coral Springs in conjunction with the Broward County Transit Division and the adjacent property owner (Amera 3300 Lands Ltd.'s) have agreed to relocate the improvements to Amera 3300 Lands Ltd.'s property which is east of the plat.

The attached correspondence from the City of Coral Springs indicates no objection to this request.

The Service Development staff of the Transit Division have reviewed this request and has no objection to this request.

The Florida Department of Transportation (FDOT) has reviewed this request and advises the applicant that an access management review by FDOT staff of the existing access at the intersection of Sample Road (SR 384) and Northwest 94 Avenue and along Sample Road (SR 834), adjacent to the plat, will be necessary as a result of this request. The applicant is encouraged to attend a pre-application review with FDOT to determine if access modifications are required. To initiate the review process, contact Djemcy Limage, FDOT Access Management, at 954-777-4363 or [Djemcy.Limage@dot.state.fl.us](mailto:Djemcy.Limage@dot.state.fl.us).

Staff has reviewed this request and recommends APPROVAL subject to compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances. In addition, this approval is subject to the Board authorizing the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

Finally, 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.

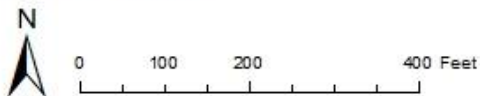
*KDL*



**Commission District No. 3**  
**Municipality: Coral Springs**  
**S/T/R: 21/48/41**



**040-MP-08**  
**City Plaza**



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



June 9, 2017

Ms. Thuy Turner  
Planning Section Supervisor  
Planning and Development Management Division  
Environmental Protection and Growth Management Department  
Governmental Center West  
1 North University Drive  
Building A, Suite 102  
Plantation, FL 33324

**RE: City Plaza Plat (Plat Book 179, Page 139)**

Dear Ms. Turner:

This letter is to inform you that the City of Coral Springs issued a building permit and completed a first inspection for the Municipal Complex on September 13, 2016 which is prior to the expiration of the Findings of Adequacy on September 22, 2016. In addition, the infrastructure for the proposed development (water and sewer lines) were substantially completed prior to this date.

The City of Coral Springs had approval for the removal of the bus pad easement from Broward County Transit (BCT) prior to the recordation of the plat. The City and BCT met to discuss this issue in 2009 and agreed to consolidate these two bus stops to one location which is the closest bus stop to the Sample Road/University Drive intersection. Unfortunately, this agreement and ultimate change did not get incorporated into the recorded Conditions of Plat Approval.

If you have any additional questions, please do not hesitate to contact me at (954) 344-1114 or at [jhickey@coralsprings.org](mailto:jhickey@coralsprings.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Hickey", is written over the typed name.

James P. Hickey AICP  
Assistant Director of Development Services

cc: Susan Carrano, Planner



Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

e-COMMENTS for  
Delegation Request: Modify Conditions of Plat Approval



TO: Review Agencies  
PLAT NAME: CITY PLAZA PLAT NO.: 040-MP-08  
COMMENT DUE DATE: **JULY 12, 2017**

Please find an application for the above plat which was submitted to you for verification of the *Standards of the Broward County Land Development Code*, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted electronically to this office by the date indicated above. If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.

**Please note that all agency comments should now be e-mailed to the Planning and Development Management Division at: [pdmdinfo@broward.org](mailto:pdmdinfo@broward.org).** For additional information, please contact Karina da Luz at 954-357-6617 (or [kdaluz@broward.org](mailto:kdaluz@broward.org)). Your cooperation is greatly appreciated!

- NO OBJECTION TO THE PLAT AS SUBMITTED.
- THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.
- THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

*In the space provided below, please type/print your name, agency and phone number:*

COMMENTS: NOEMI HEW  
 Print Name  
TRANSIT  
 Agency  
954-357-8380  
 Phone Number

BCT BS# 4363



Transportation Department  
**TRANSIT DIVISION-Service and Capital Planning**  
1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8482

Date: February 9, 2016

To: **Jennifer Smith, P.E.**  
**Chen Moore and Associates**

From: Noemi Hew  
Service and Capital Planning, Transit Division, Transportation Department

Subject: **City Plaza Plat 040-MP-08, Coral Springs, FL**

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Broward County Transportation Department, Service and Capital Planning staff has reviewed the request to relocate **BS # 4363** east of NW 94 Avenue (approximately 250 feet east of its existing location) to the Amera 3300 Lands Ltd property on Sample Rd in the City of Coral Springs and offers the following:

Utilizing the *Map of Boundary Survey* for Barron Real Estate on the *Coral Springs Financial Plaza* by David & Gerchar, Inc., Surveyors and Mappers dated 8/23/06 for Amera 3300 Lands Ltd, the following are required:

SIDEWALK REQUIREMENTS FOR BUS LANDING PAD (Dedicate and Construct)

1. Dedicate a 2foot wide x 40 foot long paved bus landing pad (8 foot total expanded sidewalk) on Sample Road on commencing 120 feet east of the end of curve at NW 94 Avenue and continuing east for 40 feet.
2. Construct an 8 foot wide x 40 foot long x 6 inch thick 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 120 feet east of the end of curve at NW 94 Avenue and continuing east 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.

BUS SHELTER REQUIREMENTS (Easement)

3. Dedicate an 8 foot wide x 20 foot long bus shelter easement to the City of Coral Springs on Sample Road commencing 140 feet east of the end of curve at NW 94 Avenue and continuing east for 20 feet.

If you should have any questions, please do not hesitate to call.

CC: Kurt Petgrave-Service and Capital Planning, Transportation Department  
Aethlia Douglas- Service & Capital Planning, Transportation Department  
Nick Sofoul – Service and Capital Planning, Transportation Department



Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

e-COMMENTS for  
**Delegation Request: Modify Conditions of Plat Approval**



TO: **Review Agencies**

PLAT NAME: **CITY PLAZA** PLAT NO.: **040-MP-08**

COMMENT DUE DATE: **JULY 12, 2017**

Please find an application for the above plat which was submitted to you for verification of the *Standards of the Broward County Land Development Code*, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted electronically to this office by the date indicated above. **If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.**

**Please note that all agency comments should now be e-mailed to the Planning and Development Management Division at: [pdminfo@broward.org](mailto:pdminfo@broward.org).** For additional information, please contact Karina da Luz at 954-357-6617 (or [kdaluz@broward.org](mailto:kdaluz@broward.org)). Your cooperation is greatly appreciated!

- NO OBJECTION TO THE PLAT AS SUBMITTED.
- THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.
- THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

*In the space provided below, please type/print your name, agency and phone number:*

COMMENTS: Djemcy Limage  
**Print Name**  
FDOT- Access Management  
**Agency**  
954-777-4363  
**Phone Number**

Traffic impact/access to State Road that are providing access to this site plat need to be evaluated due to proposed note amendment; a pre-application approval letter would benefit applicant's future development plans for this plat. (Site has direct access to SR 834/Sample Road & SR 817/N University Drive).



Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
**Application to Change or Waive Requirements  
of the Broward County Land Development Code**

**INSTRUCTIONS**

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

**ROADWAY RELATED**

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, busbays traffic signals, etc.)
3. Right-of-Way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

**NON-ROADWAY RELATED**

6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact/Concurrency Fee(s)
11. Environmental Impact Report
12. Other Changes

For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate documentation attached. Please type this application or print legibly in **black ink**.

**PROJECT INFORMATION**

Plat/Site Plan Name City Plaza Plat

Plat/Site Plan Number 040-MP-08 Plat Book - Page 170/80 (If recorded)

Owner/Applicant City of Coral Springs Phone 954-344-1114

Address 2730 University Drive City Coral Springs State FL Zip Code 33065

Owner's E-mail Address N/A Fax # N/A

Agent Leigh Robinson Kerr & Associates, Inc. Phone 954-467-6308

Contact Person Leigh R. Kerr

Address 808 E. Las Olas Blvd. #104 City Ft. Laud State FL Zip Code 33301

Agent's E-mail Address Lkerr808@bellsouth.net Fax # 954-467-6309

**PROPOSED CHANGES**

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No(s) SR #4 and #8 Sidewalk Requirements for Bus Landing Pad

Land Development Code citation(s) N/A

Have you contacted anyone in County Government regarding this request?  Yes  No

If yes, indicate name(s), department and date \_\_\_\_\_  
Noemi Hew, Broward County Transit Division (2009, 2016)

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):  
Relocate bus landing pad (SR4) and sidewalk for bus landing pad SR8 (Exhibit A) from City Plaza Plat property to Amera 3300 Lands Ltd property (adjacent to the east) as depicted on Exhibit B Attached, and agreed to by City, BC Transit and Amera.

Please see the reverse side of this form for Required Documentation and Owner/Agent Certification



**REQUIRED DOCUMENTATION:** Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

All requests listed on this application must include the following documents:

- Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
- Approved or recorded plat (a survey and site plan may be accepted for single family and duplex applications. Please consult with Planning and Development Management Division staff).
- A check for the application fees (if applicable) made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

For ROADWAY RELATED items (1 through 5) listed under INSTRUCTIONS on Page 1 of this form, the following additional documents are also required:

- The proposed site plan (2 original) which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
- Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
- A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which abut a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

For NON-ROADWAY RELATED items (6 through 12) listed under INSTRUCTIONS on Page 1 of this form, please consult with Planning and Development Management staff to determine any additional required documentation.

**OWNER/AGENT CERTIFICATION**

State of FLORIDA

County of BROWARD

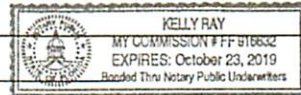
This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent [Signature]

Sworn and subscribed to before me this 30 day of May, 2017

by James Hickey  He/she is personally known to me or  as identification.

Signature of Notary Public [Signature]



Type or Print Name Kelly Ray

**FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Time \_\_\_\_\_ Application Date 06/23/17 Acceptance Date 06/27/17

Comments Due 07/12/17 C.C. Mtg. Date 08/22/17 Fee \$ 1730

Report Due \_\_\_\_\_ Adjacent City none

Plats  Site Plans/Drawings  City Letter  FDOT Letter

Other (Describe) \_\_\_\_\_

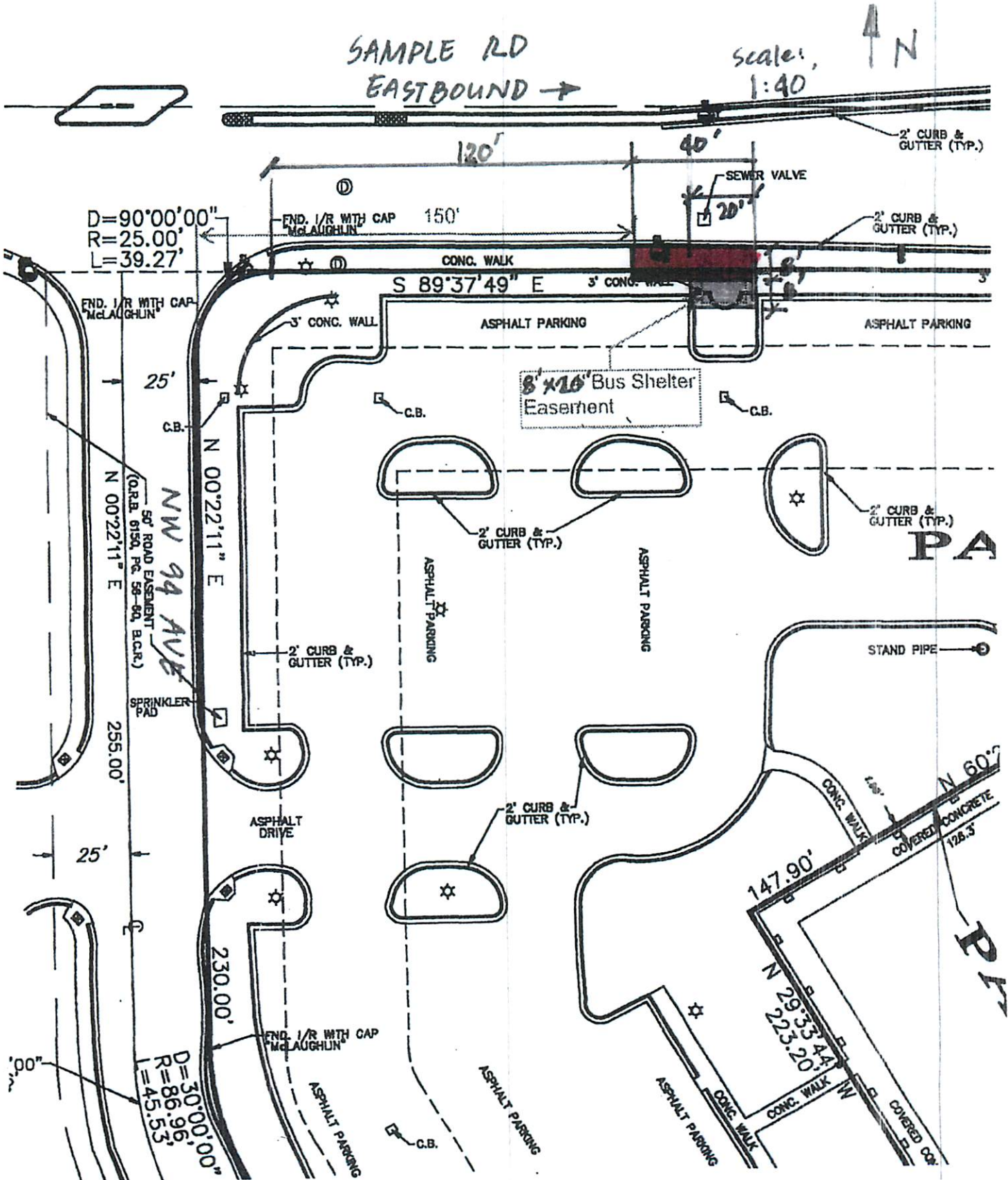
Title of Request modify conditions of plat approval

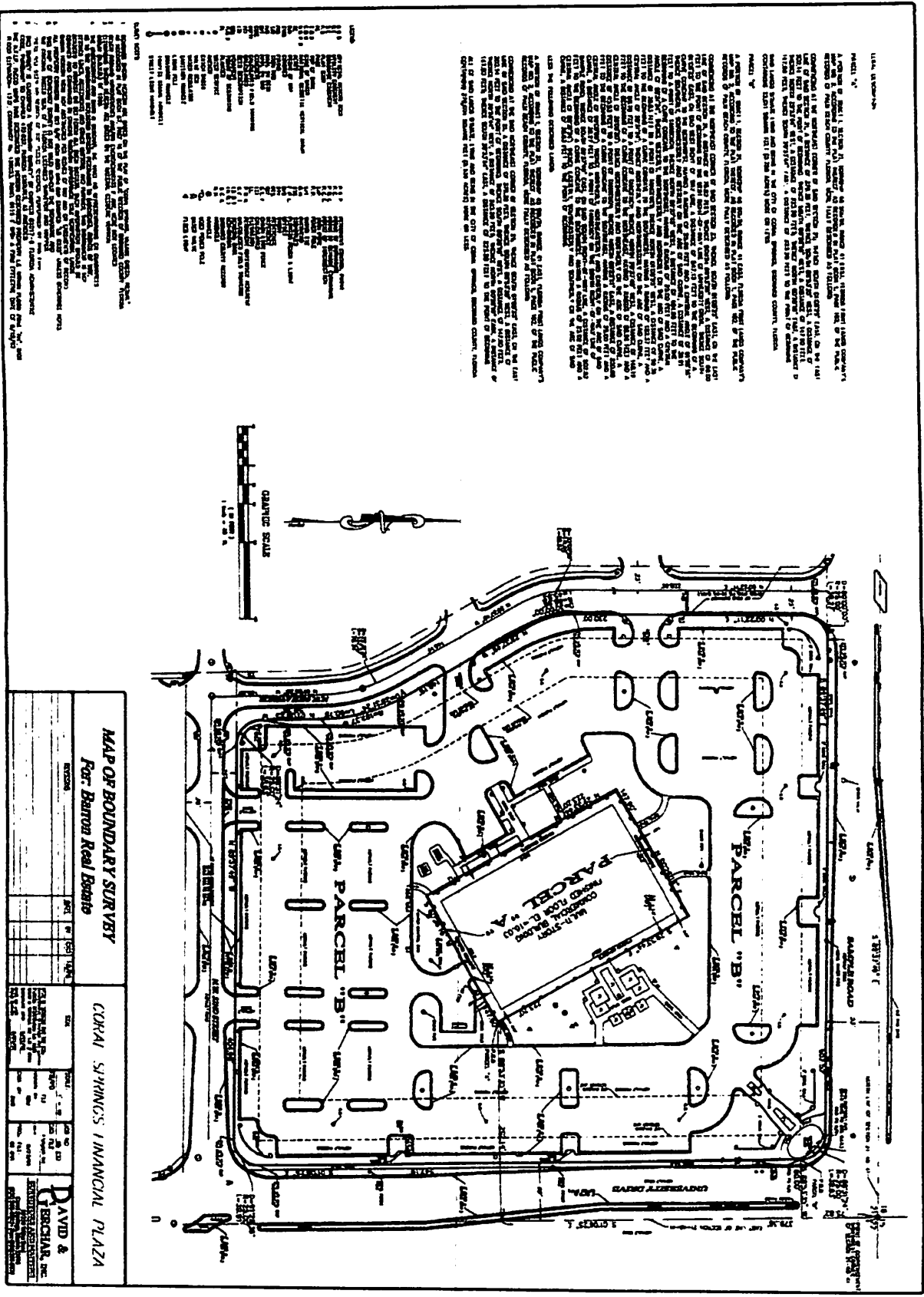
Distribute to:  Engineering  Traffic Engineering  Mass Transit

Other \_\_\_\_\_  Other \_\_\_\_\_

Comments \_\_\_\_\_

Received by [Signature]





1. The survey was conducted in accordance with the Florida Statutes, Chapter 40, Part I, and the Florida Board of Surveying and Mapping, Chapter 40, Part II, and the Florida Board of Professional Engineers, Chapter 48, Part I, and the Florida Board of Professional Land Surveyors, Chapter 48, Part II.

2. The survey was conducted on the 15th day of October, 2010, at Coral Springs, Florida.

3. The survey was conducted by David & Berchar, Inc., a professional land surveying firm, and the results of the survey are shown on this map.

4. The survey was conducted in accordance with the Florida Statutes, Chapter 40, Part I, and the Florida Board of Surveying and Mapping, Chapter 40, Part II, and the Florida Board of Professional Engineers, Chapter 48, Part I, and the Florida Board of Professional Land Surveyors, Chapter 48, Part II.

5. The survey was conducted in accordance with the Florida Statutes, Chapter 40, Part I, and the Florida Board of Surveying and Mapping, Chapter 40, Part II, and the Florida Board of Professional Engineers, Chapter 48, Part I, and the Florida Board of Professional Land Surveyors, Chapter 48, Part II.

6. The survey was conducted in accordance with the Florida Statutes, Chapter 40, Part I, and the Florida Board of Surveying and Mapping, Chapter 40, Part II, and the Florida Board of Professional Engineers, Chapter 48, Part I, and the Florida Board of Professional Land Surveyors, Chapter 48, Part II.

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12. The survey was conducted in accordance with the Florida Statutes, Chapter 40, Part I, and the Florida Board of Surveying and Mapping, Chapter 40, Part II, and the Florida Board of Professional Engineers, Chapter 48, Part I, and the Florida Board of Professional Land Surveyors, Chapter 48, Part II.

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