

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

PROJECT DESCRIPTION

Name:	RANCHETTE ISLE	Number:	012-MP-17
Applicant:	Foxtail Palm Nursery, Inc.	Comm. Dist.:	5
Agent:	Pulice Land Surveyors, Inc.	Sec/Twp/Rng:	31-50-41
Location:	East side of Southwest 106 Avenue between Southwest 56 Street and Southwest 57 Street	Platted Area:	4.8 Acres
City:	Cooper City	Gross Area:	N/A
Replat:	N/A		

LAND USE

Existing Use:	2,632 Sq. Ft. Nursery	Effective Plan:	Cooper City
Proposed Use:	9 Single Family Detached Units	Plan Designation:	Estate Residential. See attached comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Single Family Residential	North:	Estate Residential
South:	Single Family Residential	South:	Estate Residential
East:	Single Family Residential	East:	Residential 3 du/ac
West:	Single Family Residential	West:	Estate Residential
Existing Zoning:	A-1	Proposed Zoning:	R-1B

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:	11/07/17	Prepared:	KMM
Action Deadline:	12/12/17	Reviewed:	
Deferral Dates:		Approved:	

SERVICES

Wastewater Plant:	Cooper City (07/17)	Potable Water Plant:	Cooper City (05/16)
Design Capacity:	3.4400 MGD	Design Capacity:	7.000 MGD
12-Mo. Avg. Flow:	2.5200 MGD	Peak Flow:	4.700 MGD
Est. Project Flow:	0.0027 MGD	Est. Project Flow:	0.003 MGD

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

PARKS

SCHOOLS			Land Dedication	Impact Fee	Admin. Fee
Dwelling Units	Impact Fee	Local:	County conducts no local review within municipalities	N/A	N/A
9	*	Regional:	0.081 Acres	*	*

* See Staff Comment No. 6

See Finding No. 2

See Staff Recommendation No. 7

* See Staff Comment No. 7

See Finding No. 4

See Staff Recommendation No. 7

TRANSPORTATION

Concurrency Zone:	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
South Central			
Res. Uses:	9	*	*
Non-res. uses:	N/A	*	*
Total:	9	*	*

* See Staff Comment No. 4

See Finding No. 1

See Staff Recommendation No. 7

RANCHETTE ISLE
012-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 9 single family detached 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.
- 2) Trafficways approval is valid for 10 months. Approval was received on August 24, 2017.
- 3) This plat is a replat of KANE ESTATES (Plat Book 177, Page 34), approved for one single family detached unit.
- 4) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 5) At the time of plat application, a 2,632 square foot nursery 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, based on the Public School Concurrency Planning Document, Embassy Creek Elementary School is not anticipated to have adequate excess capacity to absorb the impact of this development. The School District Capacity Allocation Team has allocated the necessary elementary student stations to the adjacent Pembroke Lakes Elementary School. 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 9 single family detached units 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.

Continued

- 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 Central Broward 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. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.
- 11) See the attached Conceptual Dredge and Fill Review Report. The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division has not yet conducted a site inspection on this project; however, aerial photographs and light detection and ranging (LIDAR) data indicate that this property may contain County jurisdictional wetlands. The applicant must request a formal wetland determination from the Water and Environmental Licensing Section. If the site is determined to contain wetlands, an Environmental Resource License will be required prior to any dredging, filling, or other alteration of wetlands. Contact the Water and Environmental Licensing Section at 954-519-1483.
- 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 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 Cooper City. 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) 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.
- 16) A demolition notice of the existing nursery will be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 17) 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.
- 18) 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.
- 19) 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 notes that this plat is located in the City of Cooper City and within the jurisdictional boundaries of Broward County Historic Preservation Ordinance 2014-32. If any archaeological materials are discovered during the course of development, the property

owner/agent 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, 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.

- 20) This site is currently serviced by BC Transit Route 16 on Stirling Road (State Road No. 848).
- 21) The attached comments regarding this plat's compliance with the effective Land Use Plan have been received from the Broward County Planning Council. Note that the allocation of "flexibility units" is not subject to Policy 2.10.1 of the Broward County Land Use Plan.
- 22) The attached Resolution No. 17-8-8 for the site plan application was approved by the City Commission on August 15, 2017.
- 23) 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.
- 24) 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

FINDINGS

CONCURRENCY REVIEW

- 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(a)(5)a) of the Land Development Code.
- 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.

STAFF RECOMMENDATIONS

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:

1) 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.

1. Verify the recording information for the instruments that created 60 feet of right-of-way east of and abutting the west line of the southeast 1/4 of Section 31-50-41. Refer to the Adjacent Right-of-Way Report. Review and revise the description as necessary.

Review and revise the plat and the Opinion of Title as necessary, based on the above comments.

- B) In Surveyor's Note #2, review the recording information for the plat whose north line is the reference line and revise as necessary. Additionally, show a label for the south line of Tract 62 on Sheet 2. and revise as necessary.
- C) There are two points identified as the Center of Section 31-50-41 according to multiple recorded plats in the vicinity of said center of section. Show both points on the plat, with the source, monumentation and coordinates on both.
- D) Review the east – west distance dimension of 573.29' shown on the south right-of-way line dedicated for S.W. 56th Court. That distance differs from the sum of the east – west distances on the north lines of Lots 1 – 7 that corresponds to that line. Revise as necessary.
- E) The platting surveyor must submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor must submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently available certified corner record. Standard affidavit forms are available from the County Surveyor's Office.
- F) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.

- G) Review the bearing on the tie from the southeast corner of this plat to the CONCRETE MONUMENT STAMPED PRM PILLAR LB#7024 adjacent to said corner and revise as necessary.
- 2) 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.
- B) Depict the entire right-of-way width of SW 106 Avenue (Cherry Road) adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
- C) Remove the **CANAL** label for the unidentified waterway within the 50' CANAL EASEMENT per P.B. 139, PG. 21, B.C.R
- D) Show the street name for the east-west road west of S.W. 106th Avenue within the Private Road Easement in P.B. 139, PG. 21, B.C.R.
- 3) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS
- A) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by an original title certificate or an attorney's opinion of title which shall:
- 1) be based upon a legal description that matches the plat.
 - 2) be based upon a search of the public records within forty-five (45) days of submittal.
 - 3) contain the names of all owners of record.
 - 4) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
 - 5) contain a listing of all easements and rights-of-way of record lying within the plat boundaries.
 - 6) contain a listing of all easements and rights-of-way which abut the plat boundaries and are necessary for legal access to the plat, and if there are none it shall so state.

The title must be updated for the review of any agreements and for the recordation process. Standard format for "Title Certificates," "Opinions of Title," the "Adjacent Right-of-Way Report," and a "Guide to Search Limits of Easements and Right-of-Way" may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web site:

<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

- B) The Dedication on the original mylar must be executed by all recorded owners with original signatures. For property owned by an individual (or by individuals), the plat must be executed in the presence of two witnesses for each signature. Property owned by corporations must be executed by at least one of the following officers: the President, Vice President, or Chief Executive Officer together with either (i) two witnesses or (ii) the Corporate Seal. A plat which has been executed by any officer other than the President, Vice President, or Chief Executive Officer must also provide documentation authorizing the individual(s) who executed the plat. The officers executing a plat must be verified through the Florida Department of State, or by the applicant providing corporate documentation. Persons executing plats owned by a partnership or a trust must provide documentation clearly demonstrating their authority to execute on behalf of the partnership or trust.
 - C) Acknowledgments and seals are required for each signature.
- 4) DRAFTING AND MISCELLANEOUS DATA
- A) Address any undefined abbreviations or symbols used on the plat or added during revision. 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) Show the west right-of-way line of SW 103 Avenue, south of this plat, as a thin, solid line; not bold as the boundary of this plat. Show this same line running north from the northeast plat corner.
 - C) Verify the first sheet number of the southerly abutting plat recorded in Plat Book 182 and revise Surveyor's Note #2 as necessary.
- 5) SIGNATURE BLOCKS
- A) The Surveyor's Certification must be signed and the plat sealed by professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of Florida Statutes Chapter 177.
 - B) The plat must include proper dates for signatures.
- 6) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES
- The following items are required for plat recordation but are completed by County staff:
- A) Planning Council Executive Director Signature.
 - B) Completion of POSSE Inputs; Impact Fee and Security reports printed.
 - C) County Surveyor sign-off.

- D) P.R.M.s verified.
- E) Development Order, Planning and Development Management Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City of Cooper City – Transmit scanned copy of mylar for review:
Mike Bailey mbailey@coopercityfl.org 954-434-4300

NOTES:

- a) The applicant may request a copy of the Florida Statutes 177 check print by calling Luis Gaslonde at 954-577-4598.
- 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

- 7) 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.
- 8) 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.
- 9) 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.
- 10) 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 **November 7, 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 **November 7, 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.
- 11) Place a note on the face of the plat reading:
- This plat is restricted to 9 single family detached units.
- 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.
- 12) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

Conceptual Dredge and Fill Review Report

May 2, 2017

Plat Name: Ranchette Isles
Plat No: 012-MP-17

LOCATION

Section: 31 **Township:** 50 South **Range:** 41 East

Address: North of Sterling Rd, east of Cherry Rd (SW 106th Ave), south of SW 56th St., City of Cooper City (Folio # 504131280010)

FINDINGS

Wetland Characteristics present: Yes ____ No ____ Maybe ___X___

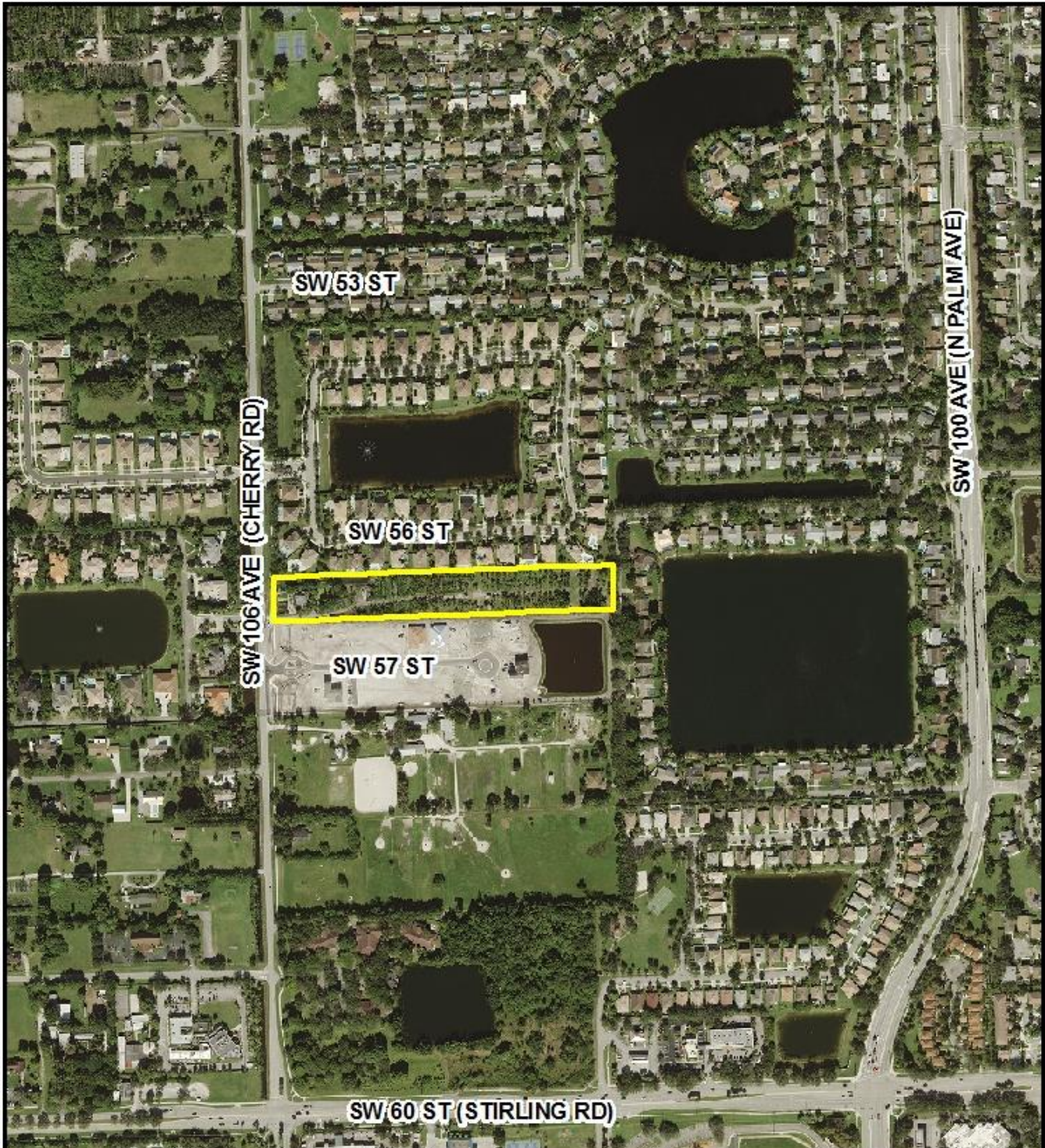
COMMENTS

A site inspection has not been conducted on this project. Based on GIS LIDAR data, this site may contain wetlands. The applicant is advised to submit an application for a wetland determination to determine licensing requirements.

The applicant shall be advised that an Environmental Resource License may be required prior to any dredging, filling, or other alteration of any wetlands or surface waters that are present on-site. Other activities such as lake or canal excavation are regulated under Article XI of the Natural Resource Protection Code and may also require an Environmental Resource License from this Department.

The information included in this plat is not detailed enough to allow us to determine what types of impacts would result should development occur on this site. As such, the applicant is encouraged to contact the Aquatic and Wetland Resources Program at the earliest convenient time to identify what County license(s) may be required prior to undertaking any surface disturbing activities. Should wetland impacts be proposed, avoidance and minimization of impacts must be demonstrated prior to consideration of compensatory mitigation.

This report is for informational purposes only and does not constitute waiver or approval of any license or permit that is, or may be, required for any aspect of this project.



Commission District No. 5
Municipality: Cooper City
S/T/R: 31/50/41



012-MP-17
Ranchette Isle



0 250 500 1,000 Feet

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

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

PLAT
SBBC-2234-2017
County No: 012-MP-17
Ranchette Isle

October 18, 2017



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

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: October 18, 2017	Single-Family: 9		Elementary: 2
Name: Ranchette Isle	Townhouse:		
SBBC Project Number: SBBC-2234-2017	Garden Apartments:		Middle: 1
County Project Number: 012-MP-17	Mid-Rise:		
Municipality Project Number: p 1-1-17	High-Rise:		High: 1
Owner/Developer: Roptail Palm Nursey, Inc.	Mobile Home:		
Jurisdiction: Cooper City	Total: 9		Total: 4

Comments

District staff initially reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this plat application. According to the information provided by the applicant, no residential units were permitted on the site. Staff reviewed the plat for a total of 9 (four or more bedroom) single family units, which were anticipated to generate 4 (2 elementary, 1 middle and 1 high school) students.

The school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year included Embassy Creek Elementary, Pioneer Middle and Cooper City 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 project as proposed. However, the Capacity Allocation Team (CAT) convened on May 3, 2017 and allocated the needed 2 elementary student stations to Pembroke Lakes Elementary,

This preliminary determination (for a maximum of 9 (four or more bedroom) single family units) was due to expire on November 5, 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 (November 5, 2017) and shall expire on May 3, 2018. This preliminary school concurrency determination shall be deemed to be void unless prior to May 3, 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-2234-2017 Meets Public School Concurrency Requirement: Yes No

10/18/17

Date

Reviewed By:



Signature
Lisa Wight

Name
Planner

Title



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

FROM: Barbara Blake Boy, Executive Director 

RE: Ranchette Isle (012-MP-17)
City of Cooper City

DATE: October 2, 2017

This memorandum updates our previous comments regarding the referenced plat dated May 17, 2017.

The Future Land Use Element of the City of Cooper City Comprehensive Plan is the effective land use plan for the City of Cooper City. That plan designates the area covered by this plat for the uses permitted in the “Estate Residential” land use category. This plat is generally located on the east side of Southwest 106 Avenue, between Southwest 55 Street and Southwest 59 Street.

Planning Council staff calculations indicate that the maximum number of dwelling units permitted per the effective land use plan is 5. Planning Council staff has received written documentation that the City allocated 4 “flexibility units” to this plat on August 15, 2017, through Ordinance Number 17-8-1. Therefore, the proposed development of 9 dwelling units is in compliance with the permitted uses and densities of the effective land use plan.

Please note that this allocation of “flexibility units” is not subject to Policy 2.10.1 of the Broward County Land Use Plan as the subject parcel is not adjacent to, or within 500 feet of, a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not adjacent to another municipality.

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

North:	Estate Residential
South:	Estate Residential
East:	Residential 3 du/ac
West:	Estate Residential

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.

Ranchette Isle
October 2, 2017
Page Two

BBB:PMS

cc: Bruce Loucks, City Manager
City of Cooper City

Matthew Wood, AICP, Director, Planning and Growth Management Department
City of Cooper City



RESOLUTION NO: 17-8-8

A RESOLUTION OF THE CITY OF COOPER CITY, FLORIDA, APPROVING THE SITE PLAN PETITION #SP 1-1-17 FROM KENNEDY HOMES, LLC, FOR RANCHETTE ISLES, SUBJECT TO STIPULATIONS AND CONDITIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission has examined and investigated the application for site plan, petition #SP 1-1-17 for Ranchette Isles, the Planning and Zoning Board recommendations and the stipulations contained within the Staff Report; and

WHEREAS, the City Commission reviewed this Development Order and accompanying documents at a public meeting; and

WHEREAS, the City Commission has determined that the application is in compliance with all elements of the City's Comprehensive Plan, or will be in conformance prior to the issuance of a Certificate of Occupancy for the development that is the subject of the application.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA:

Section 1: Recitals Adopted. That each of the above stated recitals is hereby adopted and confirmed.

Section 2: Approval. That the development described in the attached documents is hereby approved and granted this Development Order to proceed, subject to the Planning and Zoning Board recommendations, the stipulations contained within the Staff Report, and the following conditions:

- A. Construction is to be in complete compliance with the plans and specifications submitted by the developer to the City, which may be found on file at City Hall;
- B. The applicant shall install a two tier landscape system upon the berm as well as an eight (8) foot chain link fence with plastic coating at the bottom of the berm located on north side of the property as described in the site plan application.
- C. Prior approvals and conditions, where applicable, of the City Commission are still applicable;
- D. This Development Order is assignable, but an assignment does not discharge any assignee from strict compliance with the order unless the City Commission consents to modify any of the original requirements;
- E. All applicable state and federal permits must be obtained before commencement of the development.

Section 3: Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality 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.

Section 4. Should any section or provision of this Development Order be declared by a Court of competent jurisdiction to be invalid, the City Commission shall determine if the other portions of the Order remain valid or whether the approval shall be null and void.

Section 5: This Resolution shall be in force and take full effect only upon the approval and effective date of Ordinance 17-8.

PASSED AND ADOPTED this 15^h day of August, A.D., 2017.



GREG ROSS
Mayor

ATTEST:



KATHRYN SIMS
City Clerk

Roll Call
Mayor Ross
Commissioner Sims
Commissioner Mallozzi
Commissioner Curran
Commissioner Green

Absent
Curran
Mallozzi
Sims
Ross