

STAFF REPORT
Monterra Plat
005-MP-03

A request to revise the note on the plat has been filed with the Planning and Development Management Division. This plat was approved by the County Commission on April 19, 2005, for a mixture of residential, commercial and office uses on 499.5 acres. The property is located on the west side of University Drive, between Stirling Road and Sheridan Street, in the City of Cooper City. The plat was recorded on April 7, 2006 (P.B. 175, PG. 155).

The current note, which was approved by the County Commission on September 23, 2014, restricts the plat as follows (Instrument # 112730455):

This plat is restricted to 149 single family detached units on Parcel A;
300 low income garden apartments (96 one-bedroom, 156 two-bedroom and 48 three-bedroom) on Parcel B-1 (see attached legal description);
36,000 square feet of governmental offices and 14,000 square feet of fire station on Parcel B-2;
626 single family detached units, 294 townhouse units, 252 garden apartments on the remainder of Parcel B (see attached legal description);
17,250 square feet of commercial use on Parcel C-1A (see attached legal description);
5,750 square feet of commercial use on Parcel C-1B (see attached legal description);
A lake on Parcel C-1C (see attached legal description);
31 single family detached on Parcel C-2A (see attached legal description);
162,000 square feet of commercial use and 70,000 square feet of office use on Parcel C-2B (see attached legal description); and
15,000 square feet of commercial use on Parcel C-3.

The applicant is requesting to allocate 1,850 square feet of commercial use between Parcels C-1B and C-2B. The proposed note language shall read as follows:

This plat is restricted to 149 single family detached units on Parcel A;
300 low income garden apartments (96 one-bedroom, 156 two-bedroom and 48 three-bedroom) on Parcel B-1;
36,000 square feet of governmental offices and 14,000 square feet of fire station on Parcel B-2;
626 single family detached units, 294 townhouse units, 252 garden apartments on the remainder of Parcel B;
17,250 square feet of commercial use on Parcel C-1A;
7,600 square feet of commercial use on Parcel C-1B;
A lake on Parcel C-1C;
31 single family detached on Parcel C-2A;
160,150 square feet of commercial use and 70,000 square feet of office use on Parcel C-2B; and
15,000 square feet of commercial use on Parcel C-3.

This request was evaluated by the Reviewing Agencies.

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by the uses permitted in the "Irregular (3.663) Residential" (Parcels A, B, B-1, B-2, C-2A) and "Commercial" (Parcels C-1A, C-1B, C-1C, C-2B and C-3) land use categories.

This plat was subject of Land Use Plan Amendment PC 04-08, adopted by the County Commission on June 29, 2004, which changed the Land Use Plan designation from "Estate (1) Residential" to the "Irregular (3.663) Residential" and "Commercial" land use categories. In conjunction with the land use plan amendment, the property owner voluntarily restricted the development to a maximum of 1,800 dwelling units comprised of no more than 594 single family homes, 306 townhomes, 600 high-rise units, and 300 high-rise affordable housing units; a maximum of 200,000 square feet of commercial use; and a maximum of 70,000 square feet of office use. The voluntary commitment was effectuated by a Declaration of Restrictive covenants recorded in O.R. Book 38866, Page 1943.

The Declaration of Restrictive covenants was amended twice in conjunction with previous plat note amendments. Planning Council staff notes that this is a unified development and the maximum number and types of dwelling units and non-residential units are restricted by the latest Declaration of Restrictive Covenants recorded in O.R. Book 38866, Page 1943, B.C.R. Therefore, the proposed commercial and office uses on Parcels C-1A, C-1B, C-2B and C-3, the proposed lake on Parcel C-1C and the proposed governmental office and fire station uses on Parcel B-2 are in compliance with the permitted uses of the effective land use plan and the amended voluntary commitment as stated above.

The attached letter from the City of Cooper City indicates no objection to this request.

Staff from the Highway Construction and Engineering Division have reviewed this request and indicates no objection to this request.

The attached comments from the Florida Department of Transportation (FDOT) indicate that a pre-application approval letter is recommended for this site's access to University Drive (SR 817) and Stirling Road (SR 848). The applicant is advised to contact Djemcy Limage, FDOT Access Management, at 954-777-4363 or Djemcy.Limage@dot.state.fl.us.

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The Aviation Department has advised that the request does not indicate the height for any of the buildings. However, the applicant is advised that any proposed construction on this property with a height exceeding 200 feet or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77,

Continued

Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to 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>.

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 Cooper City which is within the archaeological and historical jurisdiction of Broward County Historic Preservation Ordinance 2014-32. 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, 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 of State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

This plat with the amended note satisfies the regional park concurrency requirement of Section 5-182(i) and the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents no change in P.M. peak house trips. The plat is located within the South Central Transportation Concurrency Management District, and meets the regional transportation concurrency standards specified in Section 5-182(a)(5) of the Broward County Land Development Code.

When this plat was approved, it was subject to standard traffic concurrency requirements and road impact fees. The development impacted several roadways and, in order to mitigate the traffic impacts associated with both this plat and Land Use Plan Amendment PC 04-08, the developer entered into a Voluntary Transportation Agreement, which has been amended twice. The latest amendment is recorded in O.R. Book 47940, Page 843. The original obligations of this voluntary transportation commitment have been satisfied by widening Sheridan Street from four to six lanes between University Drive and just east of Brian Piccolo Park, and by the payment of \$2,000,000 towards the County's project to widen Palm Avenue between Stirling Road and Griffin Road. Pursuant to the latest amendment, the additional trips related to any additional development are subject to transportation concurrency fees which will be assessed prior to the review of construction plans by the Planning and Development Management Division.

The plat was approved at a time when road impact fees were assessed. The 200,000 square feet of commercial use and 70,000 square feet of office use on Parcels C-1A, C-1B, C-2B and C-3 remain subject to road impact fees. The approved residential uses

(806 single family units, 294 townhouse units, and 252 garden apartment units) were also subject to road impact fees. Road impact fees are satisfied for the residential units.

The 36,000 square feet of government office use on Parcel B-2 will be subject to transportation concurrency fees which will be assessed in accordance with the fee schedule in effect during the review of construction plans submitted for County Environmental Review Approval. The proposed 14,000 square foot fire station on Parcel B-2 will not generate any P.M. peak hour trips; therefore, no transportation concurrency fees will be assessed for the fire station.

For all non-residential uses, the fees shall be based on the gross square footage of any building(s) as defined in the ordinance. In cases where a building floor may have both commercial and office uses, the entire floor will be assessed as commercial use. This determination will be made during environmental review approval of construction plans by the Planning and Development Management Division.

Staff recommends **APPROVAL** of this request, provided the applicant accomplishes the following:

- 1) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **February 27, 2019**.

The amended note must also include language stating the following:

- A) If a building permit for a principal building and first inspection for **Parcels C-1B and C-2B** approval are not issued by **February 27, 2023**, 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 for **Parcels C-1B and C-2B** by **February 27, 2023**, 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.

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


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





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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Monterra Plat
(005-UP-03) City of Cooper City

DATE: January 22, 2018

This memorandum updates our previous comments regarding the referenced plat dated December 1, 2017.

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat:

FROM: This plat is restricted to 149 single-family detached units on Parcel A; 300 low income garden apartments (96 one-bedroom, 156 two-bedroom and 48 three-bedroom) on Parcel B-1; 36,000 square feet of governmental offices and 14,000 square feet of fire station on Parcel B-2; 626 single-family detached units, 294 townhouse units and 252 garden apartments on the remainder of Parcel B; 17,250 square feet of commercial use on Parcel C-1; **5,750 square feet of commercial use on Parcel C-1B**; lake on Parcel C-1C; 31 single-family detached units on Parcel C-2A; **162,000 square feet of commercial use and 70,000 square feet of office use on Parcel C-2B**; and 15,000 square feet of commercial use on Parcel C-3.

TO: This plat is restricted to 149 single-family detached units on Parcel A; 300 low income garden apartments (96 one-bedroom, 156 two-bedroom and 48 three-bedroom) on Parcel B-1; 36,000 square feet of governmental offices and 14,000 square feet of fire station on Parcel B-2; 626 single-family detached units, 294 townhouse units and 252 garden apartments on the remainder of Parcel B; 17,250 square feet of commercial use on Parcel C-1; **7,600 square feet of commercial use on Parcel C-1B**; lake on Parcel C-1C; 31 single-family detached units on Parcel C-2A; **160,150 square feet of commercial use and 70,000 square feet of office use on Parcel C-2B**; and 15,000 square feet of commercial use on Parcel C-3.

The Future Land Use Element of the Cooper City Comprehensive Plan is the effective land use plan for Cooper City. That plan designates the area covered by this plat for the uses permitted in the "Irregular (3.663) Residential" (i.e. Parcels A, B, B-1, B-2 and C-2A) and "Commercial" (i.e. Parcels C-1, C-1B, C-1C, C-2B and C-3) land use categories. This plat is located on the west side of University Drive, between Stirling Road and Sheridan Street.

Planning Council staff notes that the referenced plat was the subject of Broward County Land Use Plan (BCLUP) amendment PC 04-8, which was approved by the Broward County Commission on June 29, 2004, subject to the following voluntary restrictions:

- (A) Restrict development to 594 single-family homes, 306 townhomes, 600 high-rise units, 300 high-rise affordable housing units, 200,000 square feet of commercial uses and 70,000 square feet of office uses;

Monterra Plat
January 22, 2018
Page Two

- (B) Pay \$1,496,000 to the School Board for eight (8) modular classrooms to mitigate the impact to public schools and pay traditional school impact fees due for the 526 single-family dwelling units that were originally permitted; and
- (C) Fund roadway improvements on Sheridan Street, Palm Avenue and Pine Island Road to mitigate impacts to the regional roadway network.

Further, Planning Council staff notes that the Broward County Commission approved the following amendment to the Declaration of Restrictive Covenants on May 8, 2012, regarding Paragraph (A) above:

- (A) Restrict development to a maximum of 1,652 dwelling units comprised of no more than 806 single-family detached units, 294 townhouse units, 252 garden apartments and 300 affordable units (96 one-bedroom, 156 two-bedroom and 48 three-bedroom); 200,000 square feet of commercial use, 70,000 square feet of office use, 36,000 square feet of governmental office use; and 14,000 square feet of fire station use.

Planning Council staff notes that this is a unified development and the maximum number and types of dwelling units and non-residential uses are restricted per the amended voluntary commitment as stated above. Therefore, the proposed development of 149 single-family detached units on Parcel A; 626 single-family detached units, 294 townhouse units and 252 garden apartments on the remainder of Parcel B; 300 low income garden apartments on Parcel B-1; and 31 single-family detached units on Parcel C-2A are in compliance with the permitted uses of the effective land use plan and the amended voluntary commitment as stated above.

Further, the proposed commercial and office uses on Parcels C-1, C-1B, C-2B and C-3, the proposed lake on Parcel C-1C and the proposed governmental office and fire station uses on Parcel B-2 are in compliance with the permitted uses of the effective land use plan and the amended voluntary commitment as stated above.

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: Bruce Loucks, City Manager
City of Cooper City

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



Greg Ross, Mayor
Lisa Mallozzi, Commissioner
John Sims, Commissioner
James C. Curran, Commissioner
Jeff Green, Commissioner
Bruce D. Loucks, City Manager



THE CITY OF

COOPER CITY

Someplace Special

P.O. Box 290910
Cooper City, Florida 33329-0910
9090 Southwest 50th Place
Cooper City, Florida 33328
(954) 434-4300 • Fax 954-434-5099
Website: www.coopercityfl.org

December 1, 2017

Ms. Sarah Stewart, AICP
Greenspoon Marder, P.A.
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, FL 33301

RE: PARCELS C-1B AND C-2B, MONTERRA PLAT, PLAT BOOK 175/155

Dear Ms. Stewart:

The City of Cooper City has no objection to amending the plat note for the MONTERRA Plat as follows:

Revise the Note on Parcel C-1B from 5,750 sq. ft. of Commercial to 7,600 sq. ft. of Commercial (Resolution 17-10-3 approved 7,225 sq. ft.).

Revise the Note on Parcel C-2B from 162, 000 sq. ft. of Commercial to 160, 150 sq. ft. of Commercial (Resolution 17-10-3 approved 160,525 sq. ft.).

The request as submitted is generally consistent with the Cooper City Commission approval so as to administratively approve this request. Please contact me if I can be of further assistance or provide additional information.

Very Truly Yours,

Matthew Wood, AICP
Director of Growth Management





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: Amend the Plat Note



TO: Review Agencies

PLAT NAME: Monterra Plat

PLAT NO.: 005-UP-03

COMMENT DUE DATE: **DECEMBER 1, 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. For additional information, please contact Karina da Luz at 954-357-6617 (or 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 817/ N University Dr and SR 848/Stirling Rd.)

**ENVIRONMENTAL REVIEW AND COMMENTS REPORT
TO THE PLANNING AND DEVELOPMENT MANAGEMENT DIRECTOR**

Application: Request to amend the note to add 1,500 square feet of commercial use on Parcel C-1B and delete 1,475 square feet of commercial use on Parcel C-2B.

File Number: 005-UP-03

Project Name: Monterra Plat

Comments Due: December 1, 2017

Development Type: Parcel C-1B: 7,250 Square Feet Commercial
Parcel C-2B: 160,525 Square Feet Commercial and 70,000 Square Feet Office

The Planning and Development Management Division of the Broward County Environmental Protection and Growth Management Department (EPGMD) has coordinated with other Divisions in this Department along with the County Health Department to provide the following comments on the above referenced plat:

Surface Water Management

This plat is located in the City of Cooper City and is in the Central Broward Water Control District. Surface water management plans for this plat must meet the criteria of the Water Control District. A surface water management permit must be obtained from this District prior to any construction.

Potable Water Review

This plat will be served by the City of Cooper City's Water Treatment Plant which has a capacity of 70.000 MGD, a maximum daily flow of 3.640 MGD, and the estimated project's flow is 0.115 MGD. Therefore, according to the Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses at this point in time.

Wastewater Review

Wastewater Treatment Plant:	Cooper City
Flow Data:	As of 011/17
EPGMD Licensed Capacity	3.4400 MGD
12 Month Average Flow:	2.6200 MGD
Existing Flow Reserved by Building Permit:	0.0810 MGD
Total Committed Flow:	2.7010 MGD
Estimated Project Flow for <u>Parcels C-1B and C-2B</u> :	0.0302 MGD

In accordance with Section 5-182(g) of the Broward County Land Development Code, to date the existing wastewater treatment and disposal facility has sufficient plant capacity to provide for the wastewater treatment and disposal needs of the development proposed by this application.

The applicant is 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. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of 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. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.

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005-UP-03 MONTERRA PLAT

Natural Resources Preservation

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.

See the attached Conceptual Dredge and Fill Review Report. An Environmental Resource License, No. DF03-1257, was created as mitigation. A conservation easement over the 42.77 acres mitigation area was recorded in OR BK 45126 Page 22.

This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.

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

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Cooper City if trees are to be removed or relocated. 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.

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>

Additional Comments Addressing Certain Environmental Protection Actions Needed to Implement the Project

1. 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.

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005-UP-03 MONTERA PLAT

2. 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.
3. 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.
4. Note that Environmental Engineering and Permitting Division records indicate that at least one underground fuel pipeline is located in the vicinity of this plat. Prior to conducting any subsurface work, the developer must contact Sunshine State On-Call at 1-800-432-4770 to properly mark the location of the pipeline(s) to ensure that work is not in the location of this fuel pipeline(s).

Be advised that approval of a plat note amendment 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. Connections to such systems are 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 a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.



Environmental Protection and Growth Management Department
ENVIRONMENTAL ENGINEERING and PERMITTING DIVISION
1 North University Drive, Suite 201A, Plantation, Florida 33324 • 954-519-1483 • FAX 954-519-1412

Conceptual Dredge and Fill Review Report

Plat Name: Monterra Plat
Plat No: 005-UP-03

November 20, 2017

LOCATION

Section: 04 **Township:** 51 South **Range:** 41 East

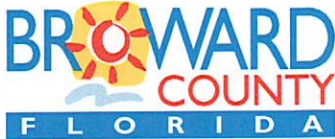
Address: West of University Drive, South of Stirling Road, East of Pine Island Road,
City of Cooper City (Folio # 514104070012, 514104030024, 514104030011, et.al.)

FINDINGS

Wetland Characteristics present: Yes No Maybe

A review of Department files indicates there are wetlands on this site (portion of folio # 514104070012) that were created as mitigation for previous license DF03-1257. A Conservation Easement over the 42.77 acre mitigation area was recorded on 02/25/08 in OR Bk 45126 starting on page 22. Any non-compliance issues with the mitigation area should be addressed prior to final approval.

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 the project.



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

November 29, 2017

Mr. Michael Stamm, Director
Planning and Economic Development Department
10100 Pines Boulevard
Pembroke Pines, FL 33026

RE: Municipal notification of a delegation request to amend the "note" (approved level of development) on a recorded plat adjacent to the municipal limits of Pembroke Pines:

Plat name: Monterra Plat
Plat No. 005-UP-03

Written comments must be received on or before **December 13, 2017**

As per Broward County Commission Policy effective March 24, 1998, we are forwarding a copy of an application for a delegation request to all municipalities that are adjacent to the plat.

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our offices at padminfo@broward.org.

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Karina da Luz at 954-357-6617.

Sincerely,

KARINA DA
LUZ

Digitally signed by
KARINA DA LUZ
Date: 2017.12.01
11:22:31 -05'00'

Karina da Luz, Senior Planner
Planning and Development Management Division



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

November 29, 2017

Mr. Tom Barnett, Director
City of Hollywood, Development Services
2600 Hollywood Boulevard
Hollywood, FL 33022

RE: Municipal notification of a delegation request to amend the "note" (approved level of development) on a recorded plat adjacent to the municipal limits of Hollywood:

Plat name: Monterra Plat
Plat No. 005-UP-03

Written comments must be received on or before **December 13, 2017**

As per Broward County Commission Policy effective March 24, 1998, we are forwarding a copy of an application for a delegation request to all municipalities that are adjacent to the plat.

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our offices at padminfo@broward.org.

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Karina da Luz at 954-357-6617.

Sincerely,

KARINA DA LUZ
Digitally signed by
KARINA DA LUZ
Date: 2017.12.01
11:21:45 -05'00'

Karina da Luz, Senior Planner
Planning and Development Management Division



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

Application to Amend or Revise Level of Approved Development

INSTRUCTIONS

This form is used to apply for amendments or revisions to the current level of development previously approved. 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 required documentation attached. Please type this application or print legibly in black ink.

PROJECT INFORMATION

Plat Name Monterra Plat - Parcels B and C-1

Plat Number 005-UP-03 Plat Book - Page 175/155 (If recorded)

Owner/Applicant CC Broward Property V, LLC Phone 305-828-8284

Address 2020 Saizedo Street City Coral Gables State FL Zip Code 33314-4258

Owner's E-mail Address ksloan@boosdevelopment.com Fax # _____

Agent Greenspoon Marder Phone 954-491-1120

Contact Person Dennis D. Mele, Esq., and Sarah Stewart, AICP

Address 200 East Broward Boulevard, Ste 1800 City Fort Lauderdale State FL Zip Code 33301

Agent's E-mail Address dennis.mele@gmlaw.com, copy to sarah.stewart@ Fax # _____

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat See attached

Proposed note for entire plat See Attached

PLEASE ANSWER THE FOLLOWING QUESTIONS

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?
 Yes No Don't Know
 If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? Yes No
 If YES, provide LUPA number: _____

Does the note represent a change in TRIPS? Increase Decrease No Change
 Does the note represent a major change in Land Use? Yes No

Will project be served by an approved potable water plant? If YES, state name and address. Yes No
Cooper City Water Treatment Plant, 11791 SW 49th Street, Cooper City, FL

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
Cooper City Water Treatment Plant, 11791 SW 49th Street, Cooper City, FL

Are on-site wells for potable water currently in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.

Are septic tanks current in use or proposed? Yes No
 If YES, see page 2 of this form for additional required documentation.

Estimate or state the total number of on-site parking spaces to be provided SPACES 37

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS N/A

Number of students for a daycare center or school STUDENTS N/A

Reasons for this request (Attach additional sheet if necessary.) New commercial development

FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Development Management staff if you have any questions.

Please see reverse side 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.

- Recorded or approved plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- Current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- Signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check for the application fees made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

School Concurrency Submission Requirements

- RESIDENTIAL APPLICATIONS ONLY:** Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.

REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

OWNER/AGENT CERTIFICATION

State of Florida

County of Miami-Dade

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]

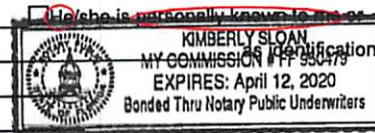
Sworn and subscribed to before me this 16th day of October, 2017

by Paul Tremblay

Has presented

Signature of Notary Public [Signature]

Type or Print Name Kimberly Sloan



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time _____ Application Date 11/06/17 Acceptance Date 11/14/17

Comments Due 12/01/17 C.C. Mtg. Date _____ Fee \$ 2,090

Plats Survey Site Plan City Letter Agreements

Other Attachments(Describe) Resolution No. 17-10-3

Title of Request note amendment

Distribute to: Full Review Planning Council School Board Land Use & Permitting

Health Department (on septic tanks and/or wells) Zoning Code Services (unincorporated area only)

Planning & Redevelopment (unincorporated area only) Other _____

Other _____
Adjacent City Davie, Pembroke Pines, Hollywood Received by [Signature]

EXHIBIT "B"

AMENDMENT TO NOTATION ON PLAT

The existing notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended from:

This plat is restricted to 149 single family detached units on Parcel A;
300 low income garden apartments (96 one-bedroom, 156 two-bedroom
and 48 three-bedroom) on Parcel B-1 (see attached legal description);
36,000 square feet of governmental offices and 14,000 square feet of fire
station on Parcel B-2;
626 single family detached units, 294 townhouse units, 252 garden
apartments on the remainder of Parcel B (see attached legal description);
17,250 square feet of commercial use on Parcel C-1 (see attached legal
description);
5,750 square feet of commercial use on Parcel C-1B (see attached legal
description);
A lake on Parcel C-1C (see attached legal description);
31 single family detached on Parcel C-2A (see attached legal
description);
162,000 square feet of commercial use and 70,000 square feet of office
use on Parcel C-2B (see attached legal description); and
15,000 square feet of commercial use on Parcel C-3.

The notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended to:

This plat is restricted to 149 single family detached units on Parcel A;
300 low income garden apartments (96 one-bedroom, 156 two-bedroom
and 48 three-bedroom) on Parcel B-1;
36,000 square feet of governmental offices and 14,000 square feet of fire
station on Parcel B-2;
626 single family detached units, 294 townhouse units, 252 garden
apartments on the remainder of Parcel B;
17,250 square feet of commercial use on Parcel C-1;
7,600 square feet of commercial use on Parcel C-1B;
A lake on Parcel C-1C;
31 single family detached on Parcel C-2A;
160,150 square feet of commercial use and 70,000 square feet of office
use on Parcel C-2B; and
15,000 square feet of commercial use on Parcel C-3.