

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

PROJECT DESCRIPTION

Name:	ROYAL ESTATES OF COOPER CITY	Number:	028-MP-17
Applicant:	Royal Estates of Cooper City LLC	Comm. Dist.:	5
Agent:	Miller Legg	Sec/Twp/Rng:	31-50-41
Location:	West Side of Southwest 106 Avenue and South of Southwest 51 Street	Platted Area:	10.76 Acres
City:	Cooper City	Gross Area:	N/A
Replat:	Lago Preserve (Plat Book 175, Page 104)		

LAND USE

Existing Use:	1 Single Family Detached Unit	Effective Plan:	Cooper City
Proposed Use:	20 Single Family Detached Units	Plan Designation:	Estate Residential
Adjacent Uses:		Adjacent Plan Designations:	
North:	Single Family Residence	North:	Estate Residential (Town of Davie)
South:	Single Family Residence	South:	Estate Residential
East:	Single Family Residence	East:	Residential 5 du/ac
West:	Single Family Residence	West:	Estate Residential (Town of Davie)
Existing Zoning:	E-1	Proposed Zoning:	R-1B

RECOMMENDATION (See Attached Conditions)

APPROVALS: 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: 03/20/18
Action Deadline: 04/24/18
Deferral Dates:

Prepared: HWC
Reviewed:
Approved:

SERVICES

Wastewater Plant:	Cooper City (1/17)	Potable Water Plant:	Cooper City (02/17)
Design Capacity:	3.4400 MGD	Design Capacity:	70.000 MGD
12-Mo. Avg. Flow:	2.6200 MGD	Peak Flow:	3.645 MGD
Est. Project Flow:	0.0060 MGD	Est. Project Flow:	0.007 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
20	*	Regional:	0.099 Acres	*	*

* See Staff Comment No. 6

See Finding No. 2

See Staff Recommendation No. 8

* See Staff Comment No. 7

See Finding No. 4

See Staff Recommendation No. 8

TRANSPORTATION

Concurrency Zone: South Central	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	20	*	*
Non-res. uses:	N/A	*	*
Total:	20	*	*

* See Staff Comment No. 4 & 5

See Finding No. 1

See Staff Recommendation No. 8

ROYAL ESTATES OF COOPER CITY
028-MP-17

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 20 single family detached units. This property is being replatted to add additional dwelling units and remove previous engineering requirements when the plat was in the Broward Municipal Services District.
- 2) Trafficways approval is valid for 10 months. Approval was received on January 25, 2018.
- 3) This plat is a replat of Lago Preserve (Plat Book 175, Pages 104), approved for 10 single family units.
- 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, one (1) single family residence 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 it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, this plat will be subject to school impact fees which will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. See the attached School Capacity Availability Determination received from the School Board.
- 7) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval. Park impact and administrative were previously paid in the amount of **\$8,678** and **\$280** respectively, prior to plat recordation. These amounts will be applied as credit towards the assessment of future park impact and administrative for this plat.

Continued

- 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 contained in Chapter 27 - Article V of the Broward County Code of Ordinances. Surface water management licensing requirements from the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction.
- 10) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. For additional information, contact the Water and Environmental Licensing Section at 954-519-1483.
- 11) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 12) The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division 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) 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.

- 14) 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>
- 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 notification will be required for the existing single family. Contact the Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division at 954-519-1260 for additional information.
- 17) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 18) 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.
- 19) The Broward County Aviation Department has no objections to this plat. This property is located within 20,000 feet of the North Perry Airport. 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.
- 20) 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 will not have an adverse

effect on known historical or archaeological paleontological sensitivity. The consulting archaeologist has no objections to this application; however, the subject property is located within the 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 or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

- 21) The recommendations of the Highway Construction and Engineering Division and the Transit Division for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 22) This site is currently serviced by BC Transit Route 16 on Stirling Road.
- 23) The attached comments received from the Broward County Planning Council indicate that the maximum number of dwelling units permitted per effective land plan is 11. Planning Council staff has received written documentation that the City Allocated up to 10 "flexible units to this plat (May 23, 2017, through Ordinance Number 17-4-4. As a result, the proposed 20 dwelling units are in compliance with the effective Land Use Plan.

Planning Council staff notes that the proposed development is adjacent to the Town of Davie and is subject to Policy 2.10.01 of the Broward County Land Use Plan. Planning Council staff received written documentation that the City of Cooper City notified the Town of Davie of this allocation of "flexibility units" per the requirements of the Administrative Rules Documentation: Broward County Land Use Plan. Staff further notes that the parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan.

- 24) The adjacent Town of Davie has no objection to this request.
- 25) 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.
- 26) 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 5-283(m)1a) 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) Show labels on the plat boundary lines on the drawing that correspond to the description.
 - 2) The legal description on the plat differs from the description in the opinion of title. Add the City, County and State in which the plat lies to the description in the Opinion of Title.

Review the above items and revise as necessary.

- B) Show State Plane Coordinates on all plat corners, P.R.M.s and land corners that appear on the plat.
- C) Show all monumentation found or set at the land corners depicted on the plat.
- D) Show (TOTAL) labels on plat boundary distance dimensions with (P.R.M. TO P.R.M.) dimensions on plat boundary lines where P.R.M.s are shown on offsets

- or where more than two P.R.M.s are shown on a plat boundary line. Remove the (TOTAL) labels from the lines where offset P.R.M.s are not shown.
- E) Provide a closure report, with the area, of the plat boundary to the Broward County Highway Construction and Engineering Division, Plat Section for review.
 - F) Indicate that offset P.R.M.s are on the corresponding plat boundary or show ties from the monuments to the line. Additionally, show the offset direction and distance.
 - G) Label the Basis of Bearings reference line on the plat drawing. The Basis of Bearings reference line in Plat Note #1 differs from the line on the drawing labeled as the Basis of Bearings. Insufficient monumentation is shown for the line called out. Review and revise as necessary.
 - H) Review the depiction of the centerline symbols within the right-of-way for S.W. 106TH Avenue (Cherry Road). Cite the source(s) of the locations of the centerlines. Revise as necessary.
 - I) Show the identification on the P.R.M.s. This can be addressed in the Legend. Identify and describe any monuments set or found that differ from this typical.
 - J) 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 at the following website:
<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>
 - K) The surveyor must submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).
- 3) RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE
- A) Address all easements, rights-of-way, or specific purpose parcels to be created by this plat in the Dedication language.
 - B) Review the instrument recorded in D.B. 627, PG. 210, B.C.R. cited as a source of right-of-way for S.W. 106th Avenue (Cherry Road) north of S.W. 53rd Street and revise as necessary.
 - C) Dimension that portion of the 30' x 50' easement created by the instrument recorded in O.R.B. 11313, PG. 7, B.C.R. that lies within this plat. Show a label on the plat drawing for the easement that corresponds to the description of that portion in the Dedication language.

4) 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) **The legal description in the opinion of title does not match the legal description shown on the plat. Review and revise as necessary.** Add the City, County and State that the plat lies in to the Opinion of Title.
 - 3) be based upon a search of the public records within forty-five (45) days of submittal.
 - 4) contain the names of all owners of record.
 - 5) contain the names of all mortgage holders of record and if there are no mortgages, it shall so state.
 - 6) contain a listing of all easements and rights-of-way of record lying within the plat boundaries.
 - 7) 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.

Note: The legal description in the opinion of title does not match the legal description shown on the plat (see comment 3)A) 2). Review and revise the opinion of title prior to plat recordation.

- B) 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://bcegov2.broward.org/bcengineering/index.asp>
- C) 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.

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

5) 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) No text on the plat drawing should be obstructed or overlapped by lines or other text.
- C) Clearly depict the locations of the 16.23' dimension south of Lot 17 and the 50.48' dimension south of Lot 16 on the south plat boundary line. Identify the purpose of the dimensions.

6) 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 FS Chapter 177.
 - 1) Remove "**PART 1**" from the language pertaining to Chapter 177, Florida Statutes.
 - 2) Remove the verbiage in the Certificate that makes reference to Permanent Control Points, or show P.C.P.s on the plat drawing.
 - 3) Show the date when the P.R.M.s were set.
- B) Remove "**SERVICES**" from the title of the signature block for the Broward County Highway Construction and Engineering Division.
- C) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Cooper City conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)
- D) Provide said copy prior to plat recordation.

Continued

7) 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) Cooper City scanned copy of mylar for review
Mike Bailey mbailey@coopercityfl.org (954) 434-4300

NOTES:

- (a) 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

- 8) 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.
- 9) 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.
- 10) 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.

11) 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 **March 20, 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 by **March 20, 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.

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

This plat is restricted to 20 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.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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



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



028-MP-17
Royal Estates
of Cooper City



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-1776-2015
County Number: 014-MP-15 Municipality Number: PA#4-1-16
Royal Estates of Cooper City

September 27, 2017



Growth Management
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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: September 27, 2017	Single-Family: 20		Elementary: 5
Name: Royal Estates of Cooper City	Townhouse:		Middle: 2
SBBC Project Number: SBBC-1776-2015	Garden Apartments:		High: 2
County Project Number: 014-MP-15	Mid-Rise:		Total: 9
Municipality Project Number: PA#4-1-16	High-Rise:		
Owner/Developer: Royal Estates of Cooper City LLC	Mobile Home:		
Jurisdiction: Cooper City	Total: 20		

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
Griffin	687	687	622	-65	-3	90.5%	5
Pioneer	1,492	1,492	1,404	-88	-4	94.1%	1
Pines	1,769	1,769	964	-805	-36	54.5%	44
Cooper City	2,315	2,315	2,279	-36	-1	98.4%	3

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				17/18	18/19	19/20	20/21	21/22
Griffin	627	-60	91.3%	636	647	657	663	647
Pines	1,008	-761	57%	922	900	873	866	845
Pioneer	1,405	-87	94.2%	1,460	1,514	1,552	1,594	1,586
Cooper City	2,282	-33	98.6%	2,293	2,312	2,330	2,348	2,367

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				17/18	18/19	19/20
Renaissance Charter School - Cooper City	1,504	1,210	-294	1,210	1,210	1,210

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Griffin	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Pines	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school.
Pioneer	There are no capacity additions scheduled in the Adopted District Educational Facilities Plan that will impact the FISH capacity of the school.
Cooper City	There are no capacity additions scheduled in the Adopted District Educational Facilities Plan that will impact the FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

According to the application, there are no existing residential units on the site. The applicant is proposing 20 (four or more bedroom) single family units, which are anticipated to generate 9 (5 elementary, 2 middle and 2 high school) students.

Please be advised that this application was reviewed utilizing 2016/17 school year data because the current school year (2017/18) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year include Griffin Elementary, Pioneer Middle and Cooper City High Schools. Based on the Public School Concurrency Planning Document (PSCPD) and incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2016/17 - 2018/19), each of the impacted schools is currently operating below the adopted Level of Service (LOS) of 100% gross capacity. While the elementary and high schools are expected to maintain their status through the 2018/19 school year, Pioneer Middle School is anticipated to exceed the adopted LOS in the 2018/19 school year. Therefore the District's Capacity Allocation Team met on September 6, 2017 and determined to allocate the needed middle school student stations to Pines Middle School, which is adjacent to Pioneer Middle School and is anticipated to operate within the LOS for the next three years. It should be noted that the FISH capacity for the impacted schools reflects compliance with the class size constitutional amendment.

In the 2016/17 school year, the charter schools located within a two-mile radius of the site are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County. Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2017/18 to 2021/22 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that adequate school capacity is anticipated to be available to support the project as proposed. This preliminary determination shall be valid for 180 days for a maximum of 20 (four or more bedrooms) single family residential units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on March 25, 2018. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. 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.

SBBC-1776-2015 Meets Public School Concurrency Requirements

Yes No

Reviewed By:


9/27/17
Date


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: Royal Estates of Cooper City
(028-MP-17) City of Cooper City

DATE: December 5, 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 west side of Southwest 106 Avenue, between Southwest 50 Street and Southwest 55 Street.

Planning Council staff calculations indicate that the maximum number of dwelling units permitted per the effective land use plan is 11. Planning Council staff has received written documentation that the City allocated up to 10 "flexibility units" to this plat on May 23, 2017, through Ordinance Number 17-5-4. Therefore, the proposed development of 20 dwelling units is in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff notes that the proposed development is adjacent to the Town of Davie and is subject to Policy 2.10.1 of the Broward County Land Use Plan. In this regard, Planning Council staff has received written documentation that the City of Cooper City notified the Town of Davie of this allocation of "flexibility units," per the requirements of the Administrative Rules Document: Broward County Land Use Plan. We further note that the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan.

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

North:	Estate Residential (Town of Davie)
South:	Estate Residential
East:	Residential 5 du/ac
West:	Estate Residential (Town of Davie)

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.

Royal Estates of Cooper City
December 5, 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

David Quigley, Manager, Planning & Zoning Division
Town of Davie





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

January 4, 2018

City Planner
Town of Davie
6591 Orange Drive
Davie, FL 33314

RE: Municipal notification of a proposed Plat adjacent to the city limits:

Royal Estates of Cooper City

Plat No. 028-MP-17

Written comments must be received on or before January 18, 2018

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

Enclosed is a copy of the above referenced application.

If your municipality desires to comment on this application, the comments must be in writing and received at the Planning and Development Management Division on or before the above referenced date.

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 Thuy Turner at 954-357-6623.

Sincerely,

THUY TURNER

Digitally signed by THUY TURNER
DN: dc=cty, dc=broward, dc=bc,
ou=Organization, ou=BCC, ou=EPGM,
ou=DER, ou=Users, cn=THUY TURNER
Date: 2018.01.04 11:14:27 -05'00'

Thuy (twee) Turner, AICP, Planning Section Supervisor
Planning and Development Management Division