

STAFF REPORT
Coral Springs Municipal Complex
107-MP-87

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 Broward County Board of County Commissioners (“Board”) on March 15, 1988. The current note reads:

This plat is restricted to 206,973 square feet of municipal complex and 30 acres of existing park.

This plat, located on 74.1 acres on the southeast corner of Coral Springs Drive and Northwest 29 Street (Ben Geiger Drive), in the City of Coral Springs. The plat was recorded on May 25, 1988 (Plat Book 134, Page 41).

The applicant is requesting to amend the note on the plat to add 18,027 square feet of municipal complex, and add 280,000 square feet of secondary school and 40,000 square feet of accessory office. The existing park use remains the same. The proposed note language reads as follows:

This plat is restricted to 225,000 square feet of municipal complex, 280,000 square feet of secondary school with 40,000 square feet of accessory office, and 30 acres of existing park. Municipal complex, secondary school and accessory office uses are restricted to the portion of the plat designated “Community Facilities.”

This request was evaluated by the Reviewing Agencies.

Land Use

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the “Recreation and Open Space” (on the northern 47.8-acre and southern 13.3-acre portions) and “Community Facilities” (on the remainder of the plat) land use categories. The existing park use is in compliance with the permitted uses of the effective land use plan.

Planning Council staff state that a note must be placed on the face of the plat restricting the proposed municipal complex, secondary school and accessory office uses to the portion of the plat designated “Community Facilities.”

Concurrency Review

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents an increase of 322 PM peak hour trips. The plat is located within the North Central Transportation Concurrency Management Area and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Broward County Land Development Code.

Impact Fees

Road impact fees were waived for 206,973 square feet of municipal complex and 30 acres park by the Board in 1988 at the applicant's request. The additional 18,027 square feet municipal complex and secondary school are subject to transportation concurrency fees which 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.

Reviewing Agency Comments

The attached letter from the City of Coral Springs indicates no objection to the requested amendment.

Staff from the Highway Construction and Engineering Division have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum.

The attached letter from FPL indicates no objection to the requested amendment, and requested a complete set of plans be submitted prior to construction.

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 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.

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 any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The consulting archaeologist also notes that this plat is located within the City of Coral Springs, which is outside the historical jurisdiction of Broward County Historic Preservation Ordinance 2014-32. If the property owner/agent is advised to contact the municipality to seek project review compliance with municipal historic preservation regulations, the property owner must notify the City of Coral Springs, Development Services Department at 954-344-1028. The consulting archaeologist also

notes the subject property is located within the archaeological jurisdiction of Broward County's historic preservation ordinance (B.C. Ord. 2014-32). If any archaeological materials are uncovered during the course of development, the property owner shall notify the Historic Preservation Officer, Planning and Development Management Division at 954-357-9731 or referrer@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.

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

- 1) Prior to recording the plat note amendment agreement, the applicant will provide legal descriptions to delineate the existing active park and designated "Community Facilities."
- 2) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **October 23, 2019**.

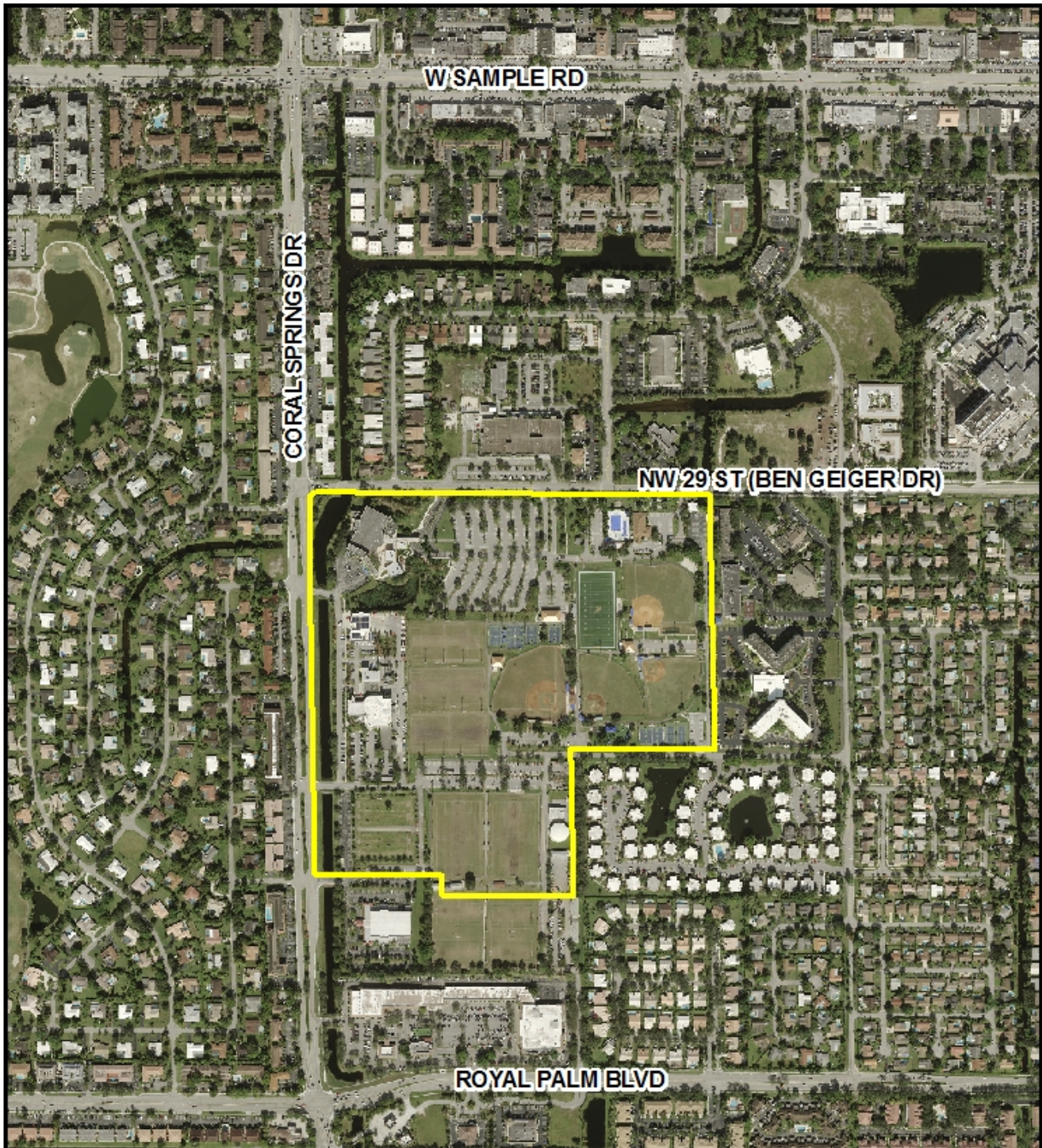
The amended note must also include language stating the following:

- A) Any structure within this plat must comply with Section 2B.1.f., Development Review requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
- B) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval are not issued by **October 23, 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
- C) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed for **October 23, 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.

The applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

KDL



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



107-MP-87
Coral Springs
Municipal Complex




0 325 650 1,300 Feet

Prepared by: Planning and Development Management Division
Date Flown: January 2018



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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Coral Springs Municipal Complex
(107-MP-87) City of Coral Springs

DATE: September 14, 2018

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 as follows:

FROM: This plat is restricted to 206,973 square feet of municipal complex and 30 acres of existing park.

TO: This plat is restricted to 225,000 square feet of municipal complex, 280,000 square feet of secondary school, 40,000 square feet of accessory office and 30 acres of existing park.

The Future Land Use Element of the City of Coral Springs Comprehensive Plan is the effective land use plan for the City of Coral Springs. That plan designates the area covered by this plat for the uses permitted in the "Recreation and Open Space" (i.e. the northern approximate 47.8 acre portion and the southern approximate 13.3 acre portion) and "Community Facilities" (i.e. the remainder of the plat) land use categories. This plat is generally located on the southeast corner of Coral Springs Drive and Northwest 29 Street.

The existing park use is in compliance with the permitted uses of the effective land use plan.

In order for the proposed municipal complex, secondary school and accessory office uses to be considered in compliance with the permitted uses of the effective land use plan, a note must be placed on the face of the plat restricting said uses to the portion of the plat designated "Community Facilities."

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:GSM

cc: Mike Goodrum, City Manager
City of Coral Springs

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



MICHAEL W. GOODRUM
City Manager

August 28, 2018

Jo Sesodia, Director
Planning and Redevelopment Division
Environmental Protection and Growth Management Department
One North University Drive,
Building A, Suite 102
Plantation, FL 33324

**RE: Plat Note Amendment – Coral Springs Municipal Complex
Plat Book 134, Page 41 (Plat Number 107-MP-87)**

Dear Ms. Sesodia:

Please be advised that the City of Coral Springs has no objection to the proposed amendment to the note on the face of the above-referenced plat from:

“This plat is restricted to 206,973 square feet of municipal complex and 30 acres of existing park.”

to the following:

“This plat is restricted to 225,000 square feet of municipal complex, 280,000 square feet of secondary school, 40,000 square feet of accessory office and 30 acres of existing park.”

If you have any questions, or if I may be of further assistance, please do not hesitate to contact Susan Krisman at skrisman@coralsprings.org or at (954) 357-1041.

Sincerely,

Michael Goodrum
City Manager



Public Works Department

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

M E M O R A N D U M

DATE: September 19, 2018

TO: Josie Sesodia, Director
Planning and Development Management Division

FROM: David (D.G.) McGuire, Project Manager
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Delegation Request: Note Amendment
Coral Springs Municipal Complex (107-MP-87)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the application for modifications to the conditions of plat approval for the subject plat. In part, the application is a request to amend the note amendment indicated on the plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission, if available (Unavailable). Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that new and amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed Note Amendment subject to the following:

NON-VEHICULAR ACCESS LINE AMENDMENT AGREEMENT

1. The property owners of Coral Springs Municipal Complex (Folio Number 484121210010) must fully execute the Amendment to Nonvehicular Access Lines Agreement (CAF #457) and submit it to the Highway Construction and Engineering Division for review and approval.
2. The applicant must prepare the legal descriptions for the Exhibits to the NVAL Amendment Agreement according to the details outlined in this report.
3. An Opinion of Title from an attorney or a Title Certificate from a title company must be submitted with the NVAL Amendment Agreement and must include the following information:
 - a. Same legal description as the affected portion of the recorded plat.
 - b. Record owner(s) name(s).
 - c. Mortgage holder(s) name(s) If none, it should so state.
 - d. Date through which records were searched (within 30 days of submittal).
 - e. Original signature and/or seal.
4. For properties held by partnerships or trusts, the applicant must submit copies of the partnership or trust documents, or an opinion from an attorney familiar with the partnership or trust listing the partner(s) or trustee(s) who may execute agreements and deeds.

NON VEHICULAR ACCESS LINE REQUIREMENTS

5. Exhibit "C" to the NVAL Amendment Agreement shall describe and illustrate a new non vehicular access line along Coral Springs Drive adjacent to the plat except at the following openings:
 - a. Two 100-foot openings located consistent with the approved plat openings. The NVAL shall be modified to include the required right turn lanes.

TRAFFICWAY IMPROVEMENTS (Secure and Construct)

6. Any driveway in the 100 foot opening: shall be centered in the opening, shall consist of a minimum of two egress lanes, each 12 feet in width, and one 16 foot wide ingress lane, with minimum entrance radii of 40 feet.

TURN LANE IMPROVEMENTS (Secure and Construct)

7. A northbound right turn lane on Coral Springs Drive at NW 29th Street with 150 feet of storage and 50 feet of transition.
8. A northbound right turn lane on Coral Springs Drive at the northern 100-foot opening with 150 feet of storage and 50 feet of transition.
9. A northbound right turn lane on Coral Springs Drive at the southern 100-foot opening with 150 feet of storage and 50 feet of transition.
10. The existing southbound left turn lane on Coral Springs Drive at the northern 100-foot opening shall be lengthened to a minimum 200 feet of storage and 50 feet of transition.

For all right turn lanes, the length of turn lane storage is measured from the end of taper (transition) to the point of curvature of the driveway radius, or corner chord in the case of intersecting road right-of-way.

For all left turn lanes, median opening design to include acceptable vehicular turning radii. The length of the storage lane is measured from the end of the taper to the point of curvature of the median opening.

SIDEWALK REQUIREMENTS (Secure and Construct)

11. Sidewalks (including curb and gutter) along Coral Springs Drive.

COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

12. Construction of the required improvements shall include relocating or replacing any existing communication conduit/interconnect on Coral Springs Drive that may be damaged by construction. The security amount for communication conduit/interconnect must be approved by the Traffic Engineering Division.

SCHOOL ZONE FLASHER IMPROVEMENTS (Secure and Construct)

13. The developer of this plat shall be responsible for all costs related to installation of overhead Mast Arm Solar School Flashers on Coral Springs Drive and NW 29th Street. Security in the amount determined by Traffic Engineering shall be provided to Broward County for installation of the required school zone flasher equipment. Prior to the installation of school zone flasher improvements, plans shall be submitted to the Traffic Engineering Division for review and

approval, and the developer shall be responsible for obtaining all necessary permit from the governing agency(ies).

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

14. Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below. Design and installation of the required markers and/or signs are subject to approval by Florida Department of Transportation for projects located on a FDOT jurisdictional roadway.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

15. Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to plat recordation. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.
16. The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:
 - a. Approved construction plans. When security is based on approved construction plans, the security will be calculated at one hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
 - b. Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction

and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.

- c. All forms are available on the Highway Construction & Engineering Division's web page at: <http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>

IMPROVEMENT PLAN SUBMITTAL (Pre-construction and Security Release Requirements)

17. Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.
18. Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

GENERAL RECOMMENDATIONS

19. Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
20. All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:

- A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
- 1) State of Florida Department of Transportation:
 - 2) "Roadway and Traffic Design Standards."
 - 3) "Standard Specifications."
 - 4) "FDOT Transit Facilities Guidelines."
- B) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).
21. In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.
22. All standard forms are available for downloading from the Highway Construction and Engineering Division's website:
<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.
23. Provide sufficient reservoir capacity to accommodate a minimum of 5 vehicles must be provided for guardhouses or gates on any driveway that intersects the trafficway. The area that provides this reservoir capacity must be EXCLUSIVE of the ULTIMATE right-of-way for the trafficway. A reservoir area must include a space that is 12 feet wide and 22 feet long for each vehicle.
24. The developer shall prepare and deliver all required documents, securities, deeds, easements, and agreement(s) within 18 months of approval of this Delegation Request. Failure to complete this process within the 18 month time frame shall render the approval of this Delegation Request null and void.

dgm



330 SW 12th Ave Pompano Beach, FL 33069

August 7, 2018

Broward County
Planning and Development Management Division
1 North University Drive, Suite 102-A
Plantation, FL 33324

RE: No Objection Letter for Coral Springs Municipal Complex – PLAT No.: 107-MP-87

Per your request, FPL has no objection to the proposed site plan and the proposed plat application for Coral Springs Municipal Complex – PLAT No.: 107-MP-87 with the following stipulations.

Should any FPL facilities be subsequently discovered that need to be relocated, then the applicant will pay for the total costs of any relocation or replacement of those FPL facilities as deemed necessary by FPL or requested by the applicant. Additionally the applicant will pay for any relocation costs associated with any relocation of FPL facilities due to turn lanes, de-acceleration lanes, road right-of-way vacations etc.

FPL will require a complete set of plans prior to construction. These would include site, civil, landscape, and electrical. As the FPL engineering, design, and construction process encompasses about a four to six month schedule it is imperative that complete plans be provided well in advance of construction.

If I can be of assistance feel free to contact me at 954-956-2051. My fax is 954-956-2020.

Sincerely,

A handwritten signature in blue ink that reads "Felicia R. Horne".

Felicia R. Horne
Associate Engineer

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

Application: Delegation Request (To amend the note to add 18,027 square feet of municipal complex, 280,000 square feet of secondary school, and 40,000 square feet of office.)

File Number: 107-MP-87

Project Name: Coral Springs Municipal Complex

Comments Due: September 14, 2018

Development Type: Municipal Complex (225,000 Square Feet), Office (40,000 Square Feet), Secondary School (280,000 Square Feet), and Park (30 Acres).

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 Sunrise and is in a dependent water control district under the jurisdiction of the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division. Surface water management plans must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances and the criteria of the Sunshine Water Control District. A surface water management license from the Water and Environmental Licensing Section will be required prior to any construction.

Potable Water Review

This plat will be served by the City of Coral Springs's Water Treatment Plant which has a capacity of 16.000 MGD, a maximum daily flow of 7.200 MGD, and the estimated project's flow is 0.545 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:	B. C. North Regional
Flow Data:	As of 03/18
EPGMD Licensed Capacity	95.0000 MGD
12 Month Average Flow:	70.8800 MGD
Existing Flow Reserved by Building Permit:	2.6920 MGD
Total Committed Flow:	73.5720 MGD
Estimated Project Flow:	0.0676 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.
Page 2
107-MP-87 CORAL SPRINGS MUNICIPAL COMPLEX

Natural Resources Preservation

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.

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 Coral Springs 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=85f453365417459f8ba45fa6e5dadb9c>

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107-MP-87 CORAL SPRINGS MUNICIPAL COMPLEX

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.
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. A demolition notice of the existing use may be required from the Broward County Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
4. The subject plat is in the vicinity of a known contaminated site 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.

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.



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 Coral Springs Municipal Complex

Plat Number 107-MP-87 Plat Book - Page 134 - 41 (If recorded)

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

Address 9500 W Sample Road City Coral Springs State FL Zip Code 33065

Owner's E-mail Address skrisman@coralsprings.org Fax # (954) 344-1181

Agent City of Coral Springs Phone (954) 344-1114

Contact Person Susan Hess Krisman

Address 9500 W Sample Road City Coral Springs State FL Zip Code 33065

Agent's E-mail Address skrisman@coralsprings.org Fax # (954) 344-1181

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 This plat is restricted to 206,973 square feet of municipal complex and 30 acres of existing park.

Proposed note for entire plat This plat is restricted to 225,000 square feet of municipal complex, 280,000 square feet of secondary school, 40,000 square feet of accessory office, and 30 acres of existing park.

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
Coral Springs Utility District, 3800 NW 85 Avenue, Coral Springs, 33065

Will project be served by an approved sewage treatment plant? If YES, state name and address Yes No
Broward County Water and Wastewater Services, 2555 Copans Road, Pompano Beach 33069

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 2,139

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

Number of students for a daycare center or school STUDENTS 2,600

Reasons for this request (Attach additional sheet if necessary.) The City of Coral Springs will be relocating the Coral Springs Charter School to Mullins Park.

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?
Community Facilities	99,751	Occupied	Yes	No	No
Park	152,542	Occupied	Yes	Yes	No

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 Broward

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

Signature of owner/agent Susan Hen Krumm

Sworn and subscribed to before me this 28th day of August, 2018

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

Has presented _____ My Comm. Expires Jun 7, 2019

Signature of Notary Public Lara Hoaghton Bonded through National Notary Assn. National Notary Assn.

Type or Print Name Lara Hoaghton

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 10:00 a.m. Application Date 08/29/2018 Acceptance Date 08/30/2018

Comments Due 09/14/2018 C.C. Mtg. Date _____ Fee \$ 2,090

Plats Survey Site Plan City Letter Agreements

Other Attachments(Describe) _____

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 _____

Adjacent City none Received by [Signature]



**Narrative for Amendment to Amend or Revised Level of Approved Development
Coral Springs Municipal Complex
Plat Number 107-MP-87
Plat Book 134, Page 41**

Attached for your review is an Application to amend the level of development on the Coral Springs Municipal Complex Plat. The purpose of this Application is to relocate the proposed Coral Springs Charter School as well as accessory school office onto this plat. The current proposal is to build two new buildings, one to house the middle school and school offices, and a second building for the high school. In addition, the City is requesting a slight increase to the Municipal Complex square footage to allow for additional square footage should there be an increase to the current buildings in the future.

The Application included a preliminary site plan of the existing plat showing the proposed location of the new building. Also included is an analysis of existing and proposed square footages within the Coral Springs Municipal Plat. Based on existing buildings, there is a total of 214,863 SF of Municipal Complex uses. The proposal is to add an additional 280,000 SF of secondary school along with 40,000 SF of office space that will be accessory to the secondary school uses.

Also included with this Application is a letter from the City's Utility District stating the location of the plat is within the City's district and the potable water and gravity sewer are within 500 feet of the proposed development.

Should you have any questions regarding this information, please contact Susan Hess Krisman at (954) 344-1114 or at skrisman@coralsprings.org.

Sincerely,

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

James P. Hickey
Assistant Director of Development Services