

City of Coconut Creek InterOffice Memorandum

To: Planning and Zoning Board
From: W. Scott Stoudenmire, AICP
Deputy Director of Sustainable Development

Date: May 14, 2014

Subject: North Broward Prep School
Plat
Agenda Item No. 13

Applicant/Agent: John T. Doogan
Owner: North Broward Preparatory Schools Ltd.
Requested Action/Description: Plat
Location: 7600 Lyons Road
Legal Description: All of the North Broward School Plat, as recorded in Plat Book 163, at Page 19, of the Public Records of Broward County, Florida.
Size: 59.5 ± acres
Existing Zoning: A-1
Existing Use: School
Future Land Use Plan Designation: E1 (Residential Estate)
Platted: North Broward School
Plat Restriction: 275,000 square feet of private preparatory school

Requested Action:

The applicant, John T. Doogan, is requesting, on behalf of the property owner North Broward Preparatory School, the replat of the North Broward School Plat. The replat will maintain the existing use of the property as it currently operates.

Project Description:

The proposed plat request expands the existing North Broward School plat to include adjacent parcels which the School has acquired since the recordation of the original plat boundaries. The replat will also provide for the dedication of landscape parcels along public roadways, update easements as needed and establish plat restrictions per Broward County. In conjunction with the replat application, to fulfill a pre-annexation agreement, the applicant is also seeking a rezoning request to update the property from its original A-1 (Agricultural) zoning to CF (Community Facility).

Analysis and Findings:

For a plat to be reviewed by the City of Coconut Creek, it shall be prepared in accordance with Florida Statutes Chapter 177 and the City of Coconut Creek Land Development Code, Section 13-165, and found to be consistent with Concurrency and Levels of Service Standards of the City of Coconut Creek Land Development Code.

- **LAND USE**

The plat is located within a Residential Estate land use designated area and is subject to the uses permitted under this designation. The plat proposes community facility use, which is permitted under its designation.

- **POTABLE WATER AND WASTEWATER**

The plat proposes community facility use. The City is subject to a large user agreement with Broward County for water and wastewater and utilizes an Equivalent Residential Unit (ERU) Factor provided by Broward County to assess adequacy of service.

- **SCHOOLS**

The plat does not propose residential use and therefore, is not subject to the School Concurrency Adequacy Determination and Educational Mitigation Agreement as agreed upon between the City and Broward County School Board for residential development.

- **PARKS**

The plat does not propose residential use and therefore, is not subject to the Park Impact Fee.

- **TRAFFICWAYS**

The plat will be reviewed by Broward County for roadway and transit concurrency. Required roadway dedication is not identified as part of this plat.

- **SOLID WASTE**

The plat has been reviewed by City staff and it has been determined that the plat satisfies the solid waste disposal concurrency requirement.

In summary, the plat application is in substantial compliance with the City's Land Development Code. However, prior to final approval, the following comments must be addressed:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to issuance of a building permit.

Staff Recommendation:

Staff has reviewed the application and finds the proposed plat application, subject to the above conditions, to be in compliance with Section 13-165 of the City of Coconut Creek Land Development Code Plat Review Requirements, and recommends approval.

HS:WSS:jw

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Attachments:

Aerial Photo

DRC Report

Exhibits