

4425 NW 71st Street
PLANNED DEVELOPMENT DISTRICT (PDD)
MASTER DEVELOPMENT PLAN

July 2023

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 - EXHIBIT C: CURRENT FUTURE LAND USE
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I. Introduction

A. Purpose and Intent

The purpose and intent of this document is to establish specific standards and procedures for the development of the subject property as a Planned Development District (PDD). This PDD Master Development Plan, defined below, was developed in accordance with the standards and procedures set forth in Section 39-333 and 39-335 of the Broward County Code.

Master Development Plan: The ordinance rezoning land to a PDD or PUD, together with the site plan for the PDD or PUD drawn in conformity with the conceptual site plan requirements of Section 5-192 of the Broward County Land Development Code, a development schedule, provisions for the method of administration of all common open space, and a statement that appropriate covenants shall be included in all conveyances requiring the maintenance of private open space for the purposes intended.

The PDD is intended to encourage the implementation of innovative land planning and site design which create enhanced living and working environments while concurrently discouraging urban sprawl through the enforcement of the concurrency management and levels of service standards specified within the Broward County Land Development Code. The PDD shall provide for density or intensity bonus incentives which promote compact urban areas and shall also be utilized to protect, preserve and enhance lands designated Agriculture by the certified Future Unincorporated Area Land Use Element Map Series of the Broward County Comprehensive Plan.

B. Project Size and Location

The subject property is within the Broward Municipal Services District (BMSD), also known as Unincorporated Broward County, FL. Adjacent lands are within the City of Coconut Creek. The subject property is situated on the north side of N.W. 71st Street and east of Lyons Road. Refer to **EXHIBIT A: LOCATION**. The property is approximately 5.0 acres. Refer to **EXHIBIT B: SURVEY**.

II. Existing Conditions

A. Future Land Use and Zoning

The subject property is designated Estate Residential (1 du/acre) on the County's Future Land Use Plan. Refer to Please refer to **EXHIBIT C: CURRENT FUTURE LAND USE**. The subject is presently designated Agricultural Estate (A-1) on the County's zoning map.

B. Existing Site Conditions and Context

The subject site is currently a single-family home site and has historically operated as a landscaping nursery.

The subject site is adjacent to and immediately East of the Lyons Gate residential community. Immediately to the north and east of the subject property are existing single-family residential, and commercial uses to the south fronting Hillsboro Blvd.

III. Project Development

A. Proposed Development

The applicant proposes to develop the subject property with fifteen (15) single-family homes that will be compatible with the surrounding uses, including to the west, east, and north existing single-family residential, and commercial uses to the south fronting Hillsboro Blvd.

The proposed project will help meet the need for additional housing, particularly single-family homes, in Broward County. A subdivision plat for 15 units will be filed and will be consistent with the proposed rezoning to PDD and the Master Development Plan.

B. Development Standards

1. Site Size Minimum

- Minimum PDD Size: A minimum of five (5) acres of contiguous land.

2. Minimum Lot Area, Distance Between Structures, Frontage, Setbacks and Height Regulations:

- Minimum lot size: 7,500 SF
- Minimum distance between structures: 15 Feet

3. Access: Each dwelling unit or other permitted use shall have access to a public street either directly or indirectly via an approach, private road, or other area dedicated to the public or private use or common easement guaranteeing access. The county shall be allowed access on privately owned roads, easements and common open space to ensure the police and fire protection of the area, to meet

emergency needs, to conduct county services, and to generally ensure the health and safety of the residents of the planned development.

- Development on the site shall meet criteria. Ingress/egress will be from NW 71st Street.

4. Setbacks, Minimum:

- Front Setback: 25 Feet
- Rear Setback: 15 Feet
- Side Setback: 7.5 Feet

5. Height, Maximum:

- 35 Feet

6. Landscaping: Landscaping shall meet all requirements of Article VIII, "Landscaping for Protection of Water Quality and Quantity".

- Development on the site shall comply with the requirements of Article VIII, "Landscaping for Protection of Water Quality and Quantity," of this code. Proposed landscaping details will be presented and reviewed at the time of building permit application.

7. Signs: Signs within a PDD or PUD shall comply with the appropriate sections of Article VI, "Signs," according to the types of uses permitted by the Master Development Plan.

- Development on the site shall comply with the requirements of Article VI, "Signs". Any proposed signs will be presented and reviewed at the time of development.
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8. Density: The density and intensity of land uses permitted within a PDD or PUD shall conform with the Future Unincorporated Area Land Use Element of the Broward County Comprehensive Plan, in accordance with the categories of planned developments set forth in section 39-340.
 - The proposed Future Land Use Designation is Low (3) Residential which would permit 15 dwelling units on the site.
9. Offstreet parking, loading and lighting. The amount and configuration of offstreet parking, loading areas and lighting within a PDD or PUD shall comply with Article XII, "Offstreet Parking and Loading," of this Code.
 - Development on the site shall meet Article XII, "Offstreet Parking and Loading,".
10. Alcoholic beverage and adult entertainment establishments: In all planned commercial and industrial centers, alcoholic beverage and adult entertainment establishments shall comply with Article XI, "Alcoholic Beverage and Adult Entertainment Establishments," of this Code.
 - Not applicable.
11. Property maintenance: All planned developments shall be subject to Article X, "Property Maintenance and Junk and Abandoned Property," of this Code.
 - Development on the site shall comply with Article X, "Property Maintenance and Junk and Abandoned Property".

C. Conceptual Site Plan

Site plan drawn in conformity with conceptual site plan requirements of Section 5-192 (now Section 5-191) of the Land Development Code.

- Refer to **EXHIBIT D: MASTER DEVELOPMENT PLAN**

D. Development schedule

The 15 single-family home development project is expected to break ground in 2024 with a construction timetable of 18-24 months.

E. Provisions for the method of administration of all common open space

A homeowner's association shall administer all common open space, such as lighting, entry signage, and common area trees / landscaping.

F. Statement that appropriate covenants shall be included in all conveyances requiring the maintenance of private open space for the purposes intended.

Spear Acquisition, LLC affirms that appropriate covenants shall be included in all conveyances requiring the maintenance of private open space for the purposes intended.

IV. Conclusion

The subject PDD and Master Development Plan will facilitate development of a 15-unit single family community. The proposed development is compatible with the adjacent area and is consistent with the goals, objectives and policies of the County land use plan. The proposed project will help meet the need for additional housing, particularly single-family homes, in Broward County.

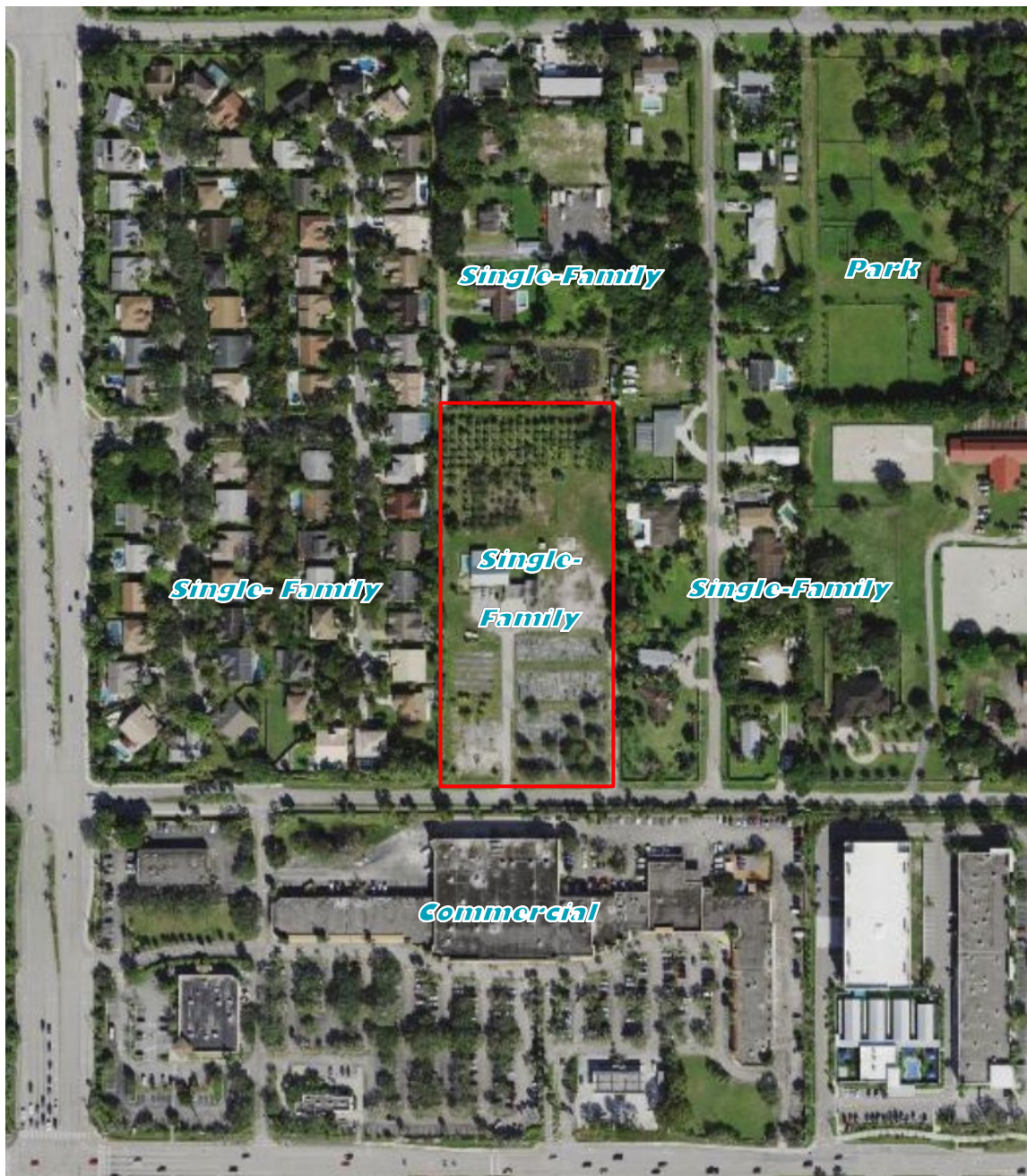
The PDD document and Master Development Plan outlines and specifies the procedures and standards which will be adhered to for any development within the subject PDD. The site will be developed in accordance with the PDD document and will be reviewed and approved by regulating agencies as required.

EXHIBITS

- EXHIBIT A: LOCATION
 - EXHIBIT B: SURVEY
 - EXHIBIT C: CURRENT FUTURE LAND USE
 - EXHIBIT D: MASTER DEVELOPMENT PLAN
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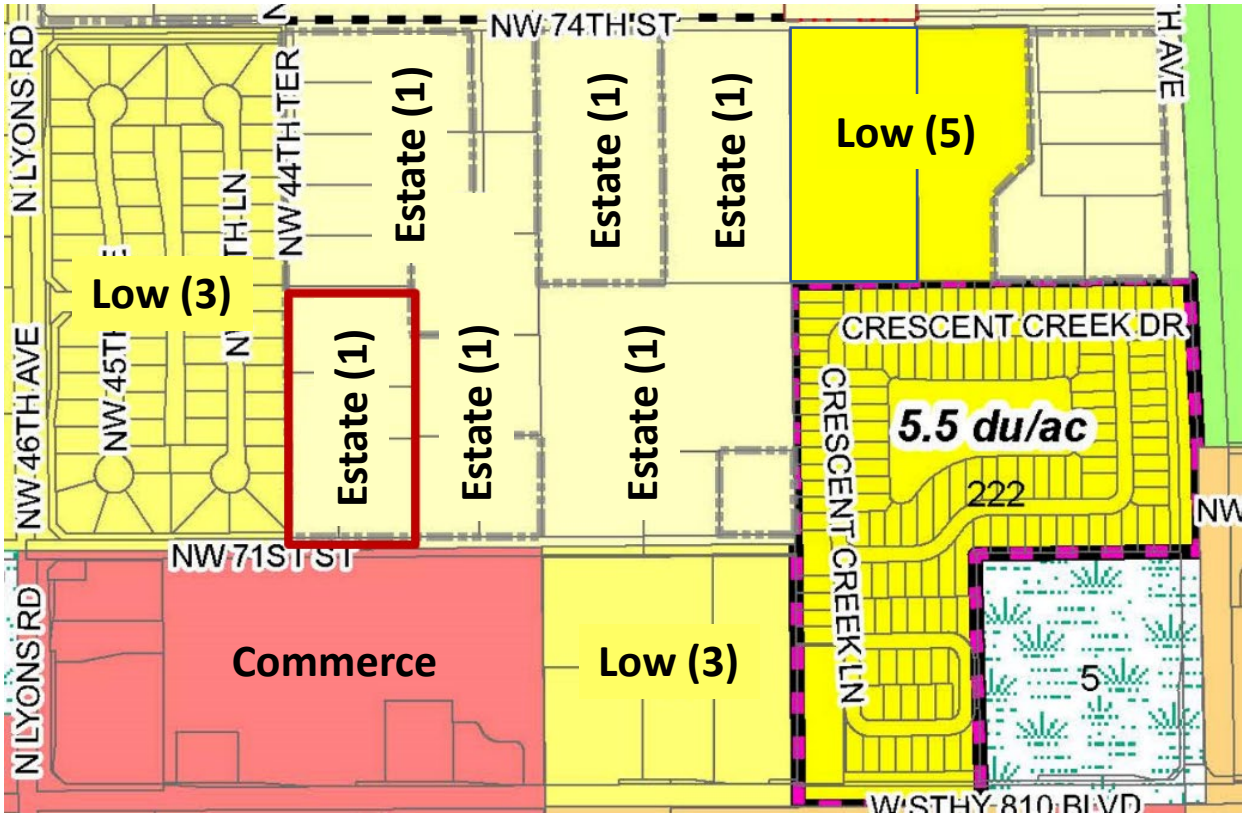
EXHIBIT A: LOCATION / EXISTING USES

4425 NW 71 Street PDD



Subject Site

4425 NW 71 Street PDD



Subject Site



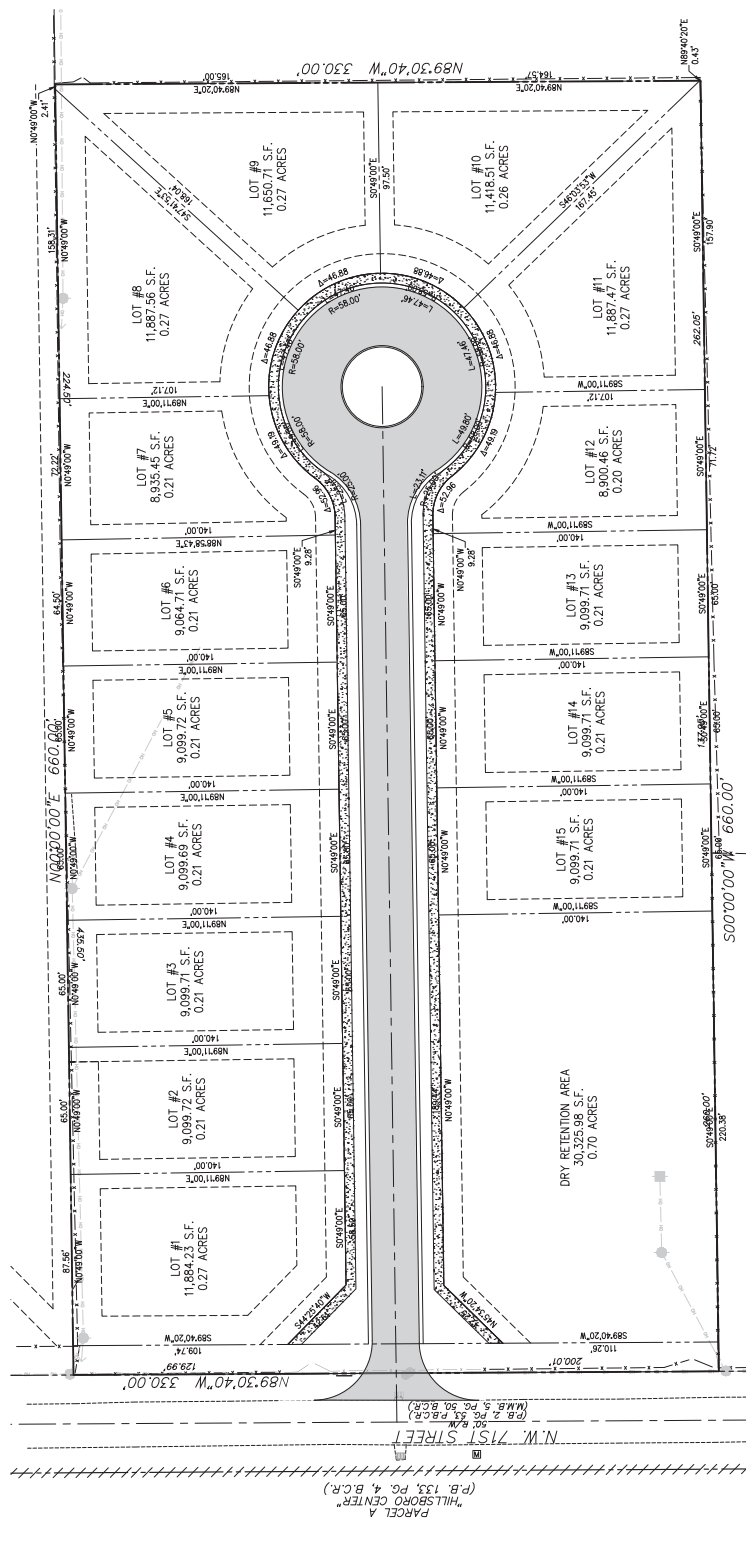
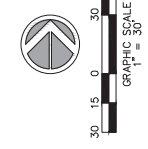
DATE: 7/16/23
SCALE: 1" = 30'
DESIGNED BY: CRL
DRAWN BY: MAS
JOB#: 24149

CITY OF COCONTO CREEK
4425 NW 71st STREET
FLORIDA

NO.	DATE	DESCRIPTION

STE Engineering, Inc.
Engineers - Planners - Surveyors
1457 N.W. Hill Road, Suite 102
Dunedin, FL 33515
www.ste-engineering.com
Phone (854) 777-3123
Fax (854) 777-3114

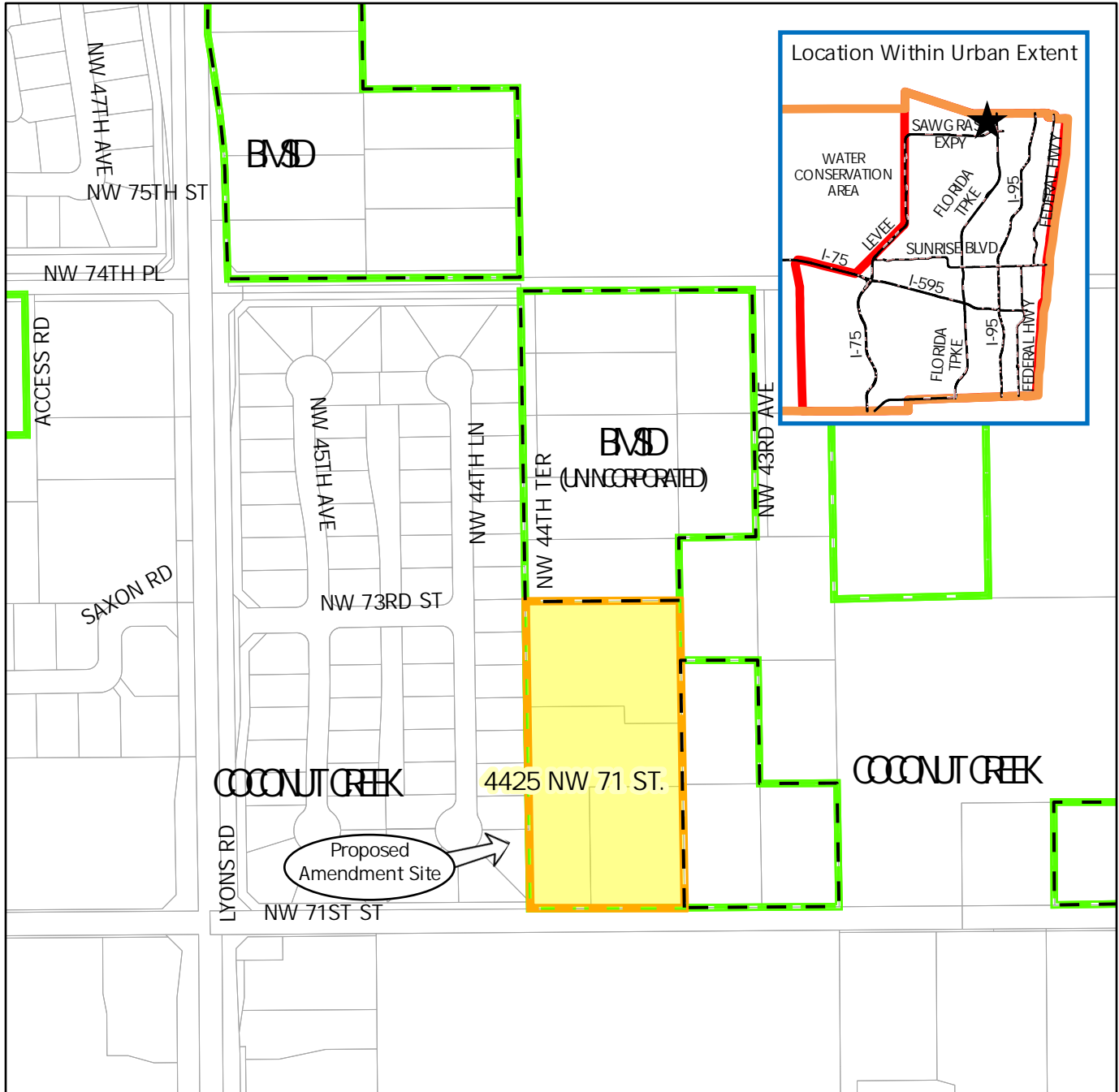
EXHIBIT D: MASTER DEVELOPMENT PLAN



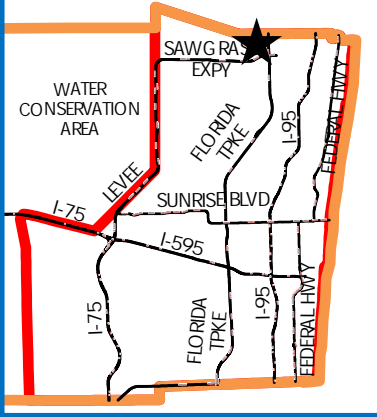
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Future Land Use Map Amendment 23-Z3 Site Location Map



Location Within Urban Extent

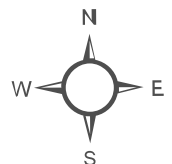


- Unincorporated Area Boundary
- Municipal Boundary
- Broward County Urban Extent Boundary
- Site Location Within Urban Extent

- Broward County Boundary
- Parcel Boundary
- Site Location - 4425 NW 71 ST

Prepared by: Urban Planning Division
Resilient Environment Department

This map is for conceptual purposes only and should not be used for legal boundary determinations.



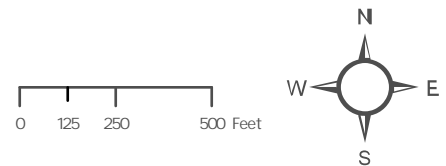


Future Land Use Map Amendment 23-Z3
Aerial Map



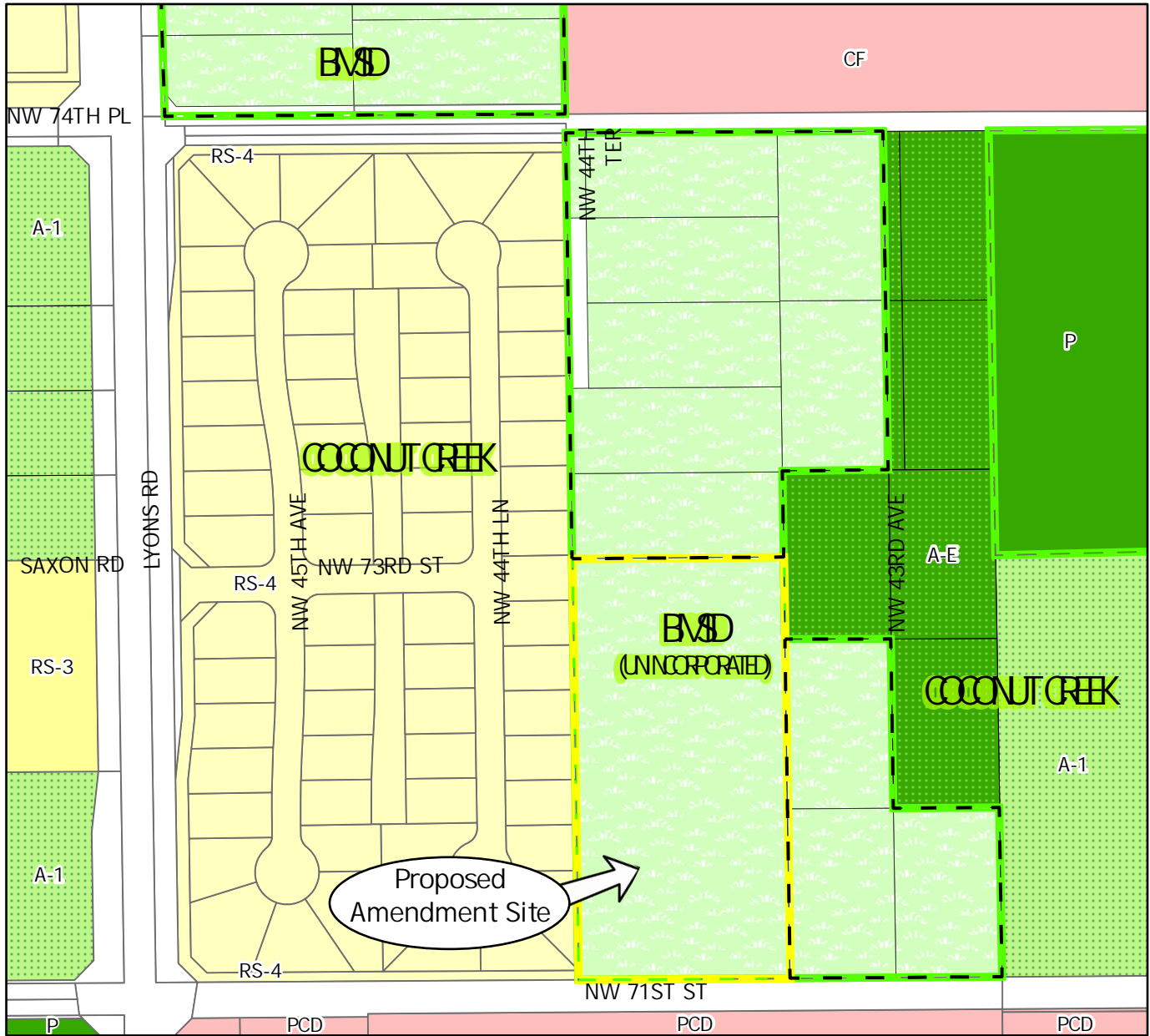
- Unincorporated Area Boundary
- Municipal Boundary
- Estate (1) Residential

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 Resilient Environment Department
 This map is for conceptual purposes only and should not be used for legal boundary determinations.





Future Land Use Map Amendment 23-Z3 Zoning



Site Location - 4425 NW 71st Street

Unincorporated Area Boundary

Municipal_Boundary

Coconut Creek Zoning

A-1: Agricultural District

A-E: Agricultural Estate

CF: Community Facility

P: Parks and Recreation

PCD: Planned Commerce District

ROROADAD

RS-4: Residential Single-Family, 4 DU/Acre

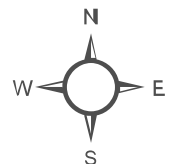
Road

Broward Unincorporated Zoning

A-1: Agricultural Estate

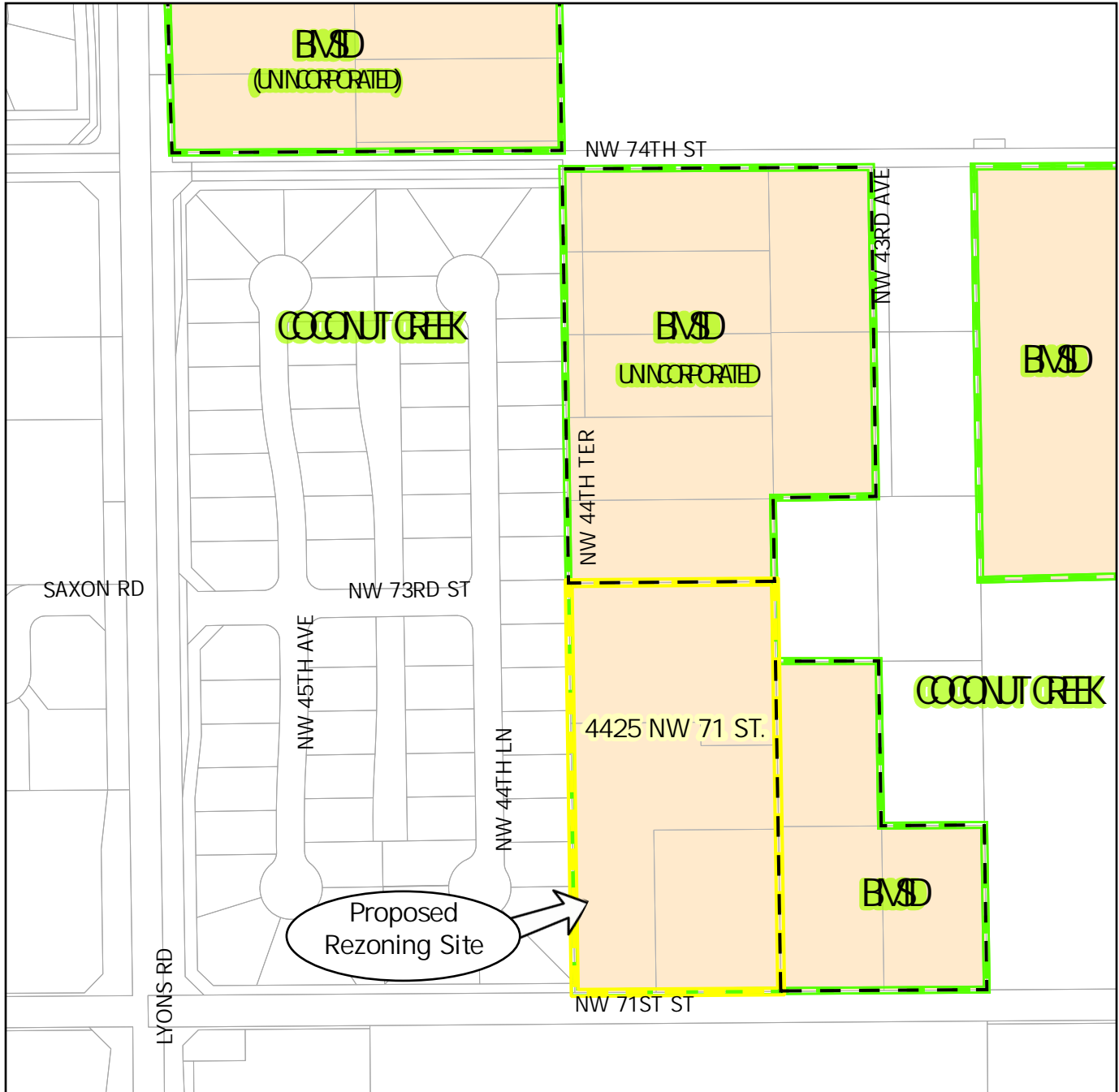
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Future Land Use Map Amendment 23-Z3
Broward Municipal Services District Future Land Use



- Estate (1) Residential
- Unincorporated Area Boundary
- Municipal_Boundary
- Site Location - 4425 NW 71 Street

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Future Land Use Map Amendment 23-Z3
Broward County Land Use Plan Future Land Use

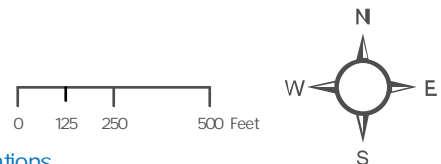


- Unincorporated Area Boundary
- Site Location - 4425 NW 71st Street
- Municipal_Boundary

- Broward County Future Land Use
- Conservation - Natural Reservations
 - Estate (1) Residential
 - Low (3) Residential
 - Commerce

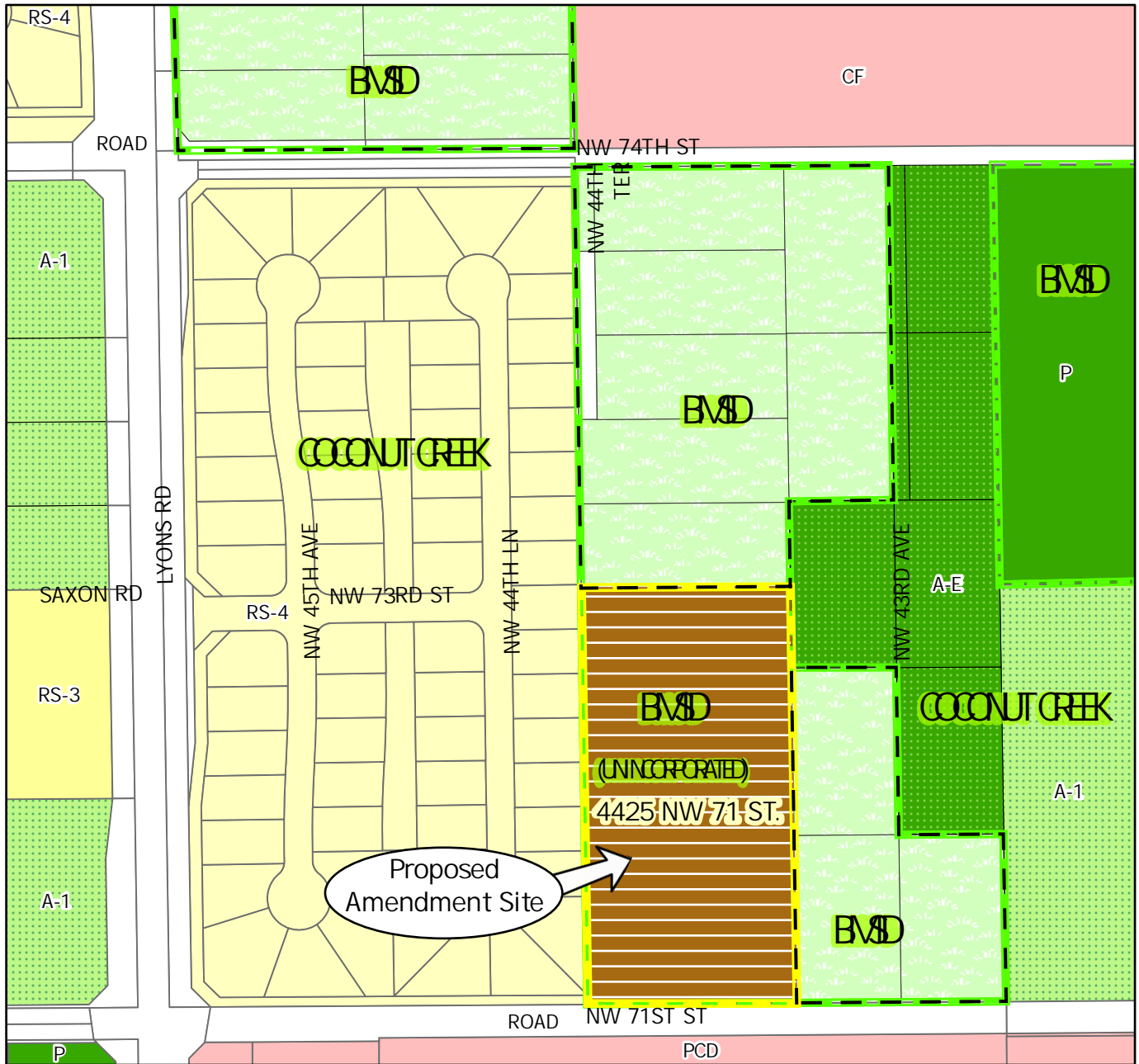
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Future Land Use Map Amendment 23-Z3 Proposed Zoning



- | | | |
|--|--|---|
| <ul style="list-style-type: none"> Unincorporated Area Boundary Site Location - 4425 NW 74th Street Municipal_Boundary | <h3>Coconut Creek Zoning</h3> <ul style="list-style-type: none"> A-1: Agricultural District A-E: Agricultural Estate CF: Community Facility GC: Golf Course P: Parks and Recreation RS-1: Residential Single-Family, 1 DU/Acre RC-5: Residential Cluster, 5 DU/Acre Road | <h3>Broward Unincorporated Zoning</h3> <ul style="list-style-type: none"> A-1: Agricultural Estate E-1: 1-Acre Estate PDD: Planned Development District |
|--|--|---|

Prepared by: Urban Planning Division
Resilient Environment Department
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