



# Broward County

## Legislation Details (With Text)

**File #:** 22-1178      **Version:** 1

**Status:** Agenda Ready

**In control:** QUASI-JUDICIAL HEARING

**On agenda:** 10/11/2022      **Final action:** 10/11/2022

**Title:** MOTION TO APPROVE plat note amendment to Pembroke Pines City Hall Plat (090-MP-86).  
(Commission District 7)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Exhibit 1 - Staff Report, 2. Exhibit 2 - Location Map, 3. Exhibit 3 - Planning Council Memorandum, 4. Exhibit 4 - City Resolution, 5. Exhibit 5 - FDOT Letter, 6. Exhibit 6 - SCAD Letter, 7. Exhibit 7 - Environmental Memorandum, 8. Exhibit 8 - Historic Resource Review, 9. Exhibit 9 - Application

Date	Ver.	Action By	Action	Result
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### Broward County Commission Regular Meeting

**Director's Name:** Leonard Vialpando

**Department:** Resilient Environment      **Division:** Urban Planning Division (Quasi)

### Information

#### Requested Action

MOTION TO APPROVE plat note amendment to Pembroke Pines City Hall Plat (090-MP-86).  
(Commission District 7)

#### Why Action is Necessary

Chapter 5, Article IX of the Broward County Code of Ordinances ("Land Development Code") requires changes to previously approved or recorded plats to be approved by the Board of County Commissioners.

#### What Action Accomplishes

Approves a plat note amendment subject to staff recommendations and conditions assuring compliance with the standards and requirements of the Land Development Code.

#### Is this Action Goal Related

No

#### Previous Action Taken

None taken.

#### Summary Explanation/Background

THE RESILIENT ENVIRONMENT DEPARTMENT AND THE URBAN PLANNING DIVISION RECOMMEND APPROVAL OF THE ABOVE MOTION, subject to staff recommendations and

conditions.

This plat is located on 15 acres on the Southwest corner of Pines Boulevard and Southwest 101 Avenue/Palm Avenue, in the City of Pembroke Pines. The plat is currently restricted to 175 high-rise units, 9,700 square feet of commercial use, and 120,000 square feet of office use on Tract A, 120,000 square feet of self-storage use on Tract A-1, 150 hotel rooms on Tract A-2, a service station/convenience store with 16 fueling positions on Tract A-3, and 150 Adult Living Facility (ALF) units on Tract A-4 (see attached Legal Description). The applicant is requesting to amend the note on the face of the plat to 150 mid-rise units, of which at least 80 percent are age-restricted, on Tract A; 120,000 square feet of office use on Tract A-1, Tract A-2, and Tract A-3; and 150 Adult Living Facility (ALF) units on Tract A-4.

The Development Review Report is attached, (see Exhibit 1).

**Source of Additional Information**

Josie P. Sesodia, AICP, Director, Urban Planning Division, (954) 357-6602.

**Fiscal Impact**

**Fiscal Impact/Cost Summary**

No fiscal impact.