



# Broward County

## Legislation Text

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File #: 21-1686, Version: 1

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### **Broward County Commission Regular Meeting**

**Director's Name:** Leonard Vialpando

**Department:** Environmental Protection

**Division:** Planning & Development Mgt. (Quasi)

### **Information**

#### **Requested Action**

**MOTION TO APPROVE** plat note amendment to Pembroke Lakes Regional Center (165-MP-84).  
**(Commission District 5)**

#### **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**

No previous action.

#### **Summary Explanation/Background**

THE ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT AND THE PLANNING AND DEVELOPMENT MANAGEMENT DIVISION RECOMMEND APPROVAL OF THE ABOVE MOTION, subject to staff recommendations and conditions.

This plat is located on 217.5 acres on the north side of Pines Boulevard, between Flamingo Road and Hiatus Road, in the City of Pembroke Pines. This plat is restricted to 302 garden apartments, a 200 room hotel, 1,755,000 square feet of commercial use, 575,000 square feet of office, and 117,762 square feet (50,511 square feet existing, 67,251 square feet proposed) of public hospital uses ancillary to the adjacent hospital on a portion of Tract E. The applicant is requesting to decrease the commercial use by 60,582 square feet to allow for 1,694,418 square feet of commercial use, and add 130,000 square feet of medical use on Tract B-1.

See attached Exhibit 1 for Development Review Report.

#### **Source of Additional Information**

Josie P. Sesodia, AICP, Director, Planning and Development Management Division, 954-357-6602.

**Fiscal Impact**

**Fiscal Impact/Cost Summary**

No fiscal impact.