



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 1 N. University Drive, Box 102, Plantation, FL 33324 T: 954-357-8695 F: 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT

Project Description			
Plat Name:	Chapel Trail II Plat	Number:	033-MP-81
Application Type:	Note Amendment	Legistar Number:	20-1156
Applicant:	American Federated Title Corp.	Commission District:	8
Agent:	Dennis Mele, Esq.	Section/Twn./Range:	10-13 & 15/51/39
Location:	North of Pines Blvd, South of Sheridan Street and between US 27 and NW 184 Ave	Platted Area:	1,497 Acres
Municipality:	Pembroke Pines	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	October 20, 2020	Action Deadline:	N/A

A location map showing this Plat and parcels designated within the plat for the purpose of assigning development entitlement is attached as **Exhibit 2**.

The Application is attached as **Exhibit 6**. The Planning and Development Management Division (PDMD) distributed the application to agencies for review, as required by Sec. 5-181 of the Land Development Code.

Platting History and Development Rights			
Plat Board Approval:	July 7, 1981	Plat Book and Page Number:	112-16
Date Recorded:	February 17, 1982	Current Instrument Number:	112117531
Plat Note Restriction			
Original Plat:	713 single family units		
Current Note:	<p>That portion of Parcel A is restricted to 24,298 square feet of daycare and 17,818 square feet of church, 100,000 square feet of office use and 150,000 square feet of commercial use. Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.</p> <p>A portion of Parcels A, B and C shall be restricted to 352 residential units.</p> <p>A portion of Parcel B shall be restricted to 238 residential units.</p> <p>Parcel G shall be restricted to 272 residential units; Parcel H shall be restricted</p>		

	<p>to 395 residential units; Parcel G & H, excluding Parcel G-1, G-2, G-3, and G-4, shall be restricted to 507,124 square feet of industrial use (426,722 square feet existing, 80402 square feet proposed), 26,000 square feet of elementary school, 44,200 square feet of middle school and 77,500 square feet of high school.</p> <p>Parcel G-1 shall be restricted to 229,480 square feet of business park use, which includes industrial, warehouse, showroom office and commercial uses. The office and commercial uses combined shall not exceed 30% of the total, or 68,844 square feet, plus an additional 3,318 square feet of commercial use, for a total of 72,162 square feet.</p> <p>When a bay or single tenant occupancy within Parcel G-1 is determined to be a Commercial or Office use by the County, based upon the definitions in the Land Development Code and/or the Institute of Transportation Engineers Trip Generation Report, the entire amount of square footage of that bay or single tenant occupancy shall be allocated to the allowable total square footage of office and commercial uses. Banks are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.</p> <p>Parcel G-2, Units 117 and 118 of Warehouse Cis restricted to 5,961 square feet of office use. Commercial/retail uses are not permitted without the approval of the Board of County commissioners who shall review and address these uses for increase impacts.</p> <p>Parcel G-3 is restricted to 170,600 square feet of industrial use. Freestanding office buildings or commercial/retail uses are not permitted without the approval of the Board of County commissioners who shall review and address these uses for increase impacts. Industrial buildings may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of road impact/concurrency fees.</p> <p>Parcel G-4, Units 112B113, and 114 of “Warehouse B” is restricted to 7,457 square feet of ballet school. Commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.</p>
<p>Proposed Note:</p>	<p>That portion of Parcel A is restricted to 24,298 square feet of daycare and 17,818 square feet of church, 100,000 square feet of office use and 150,000 square feet of commercial use. Bank uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.</p> <p>A portion of Parcels A, B and C shall be restricted to 352 residential units.</p>

	<p>A portion of Parcel B shall be restricted to 238 residential units.</p> <p>Parcel G shall be restricted to 272 residential units; Parcel H shall be restricted to 395 residential units; Parcel G & H, excluding Parcel G-1, G-2, G-3, and G-4 , shall be restricted to 507,124 square feet of industrial use (426,722 square feet existing, 80402 square feet proposed), 26,000 square feet of elementary school, 44,200 square feet of middle school and 77,500 square feet of high school.</p> <p>Parcel G-1 shall be restricted to 229,480 square feet of business park use, which includes industrial, warehouse, showroom, office and commercial uses (office and commercial uses combined shall not exceed 30 percent of the business park use), plus an additional 113,538 square feet of commercial use.</p> <p>When a bay or single tenant occupancy within Parcel G-1 is determined to be a Commercial or Office use by the County, based upon the definitions in the Land Development Code and/or the Institute of Transportation Engineers Trip Generation Report, the entire amount of square footage of that bay or single tenant occupancy shall be allocated to the allowable total square footage of office and commercial uses. Banks are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.</p> <p>Parcel G-2, Units 117 and 118 of Warehouse Cis restricted to 5,961 square feet of office use. Commercial/retail uses are not permitted without the approval of the Board of County commissioners who shall review and address these uses for increase impacts.</p> <p>Parcel G-3 is restricted to 170,600 square feet of industrial use. Freestanding office buildings or commercial/retail uses are not permitted without the approval of the Board of County commissioners who shall review and address these uses for increase impacts. Industrial buildings may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of road impact/concurrency fees.</p> <p>Parcel G-4, Units 112B, 113, and 114 of "Warehouse B" is restricted to 7,457 square feet of ballet school. Commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.</p>
Extensions:	Not Applicable

1. Land Use

Broward County Planning Council staff has reviewed this application. The plan designates the area covered by Parcel G-1 of this plat for the uses permitted in the “Industrial within a Dashed Line Area” land use category. The Planning Council staff finds the proposed note is in compliance with the permitted uses of the effective land use plan, and also notes that staff has received written confirmation from the City of Pembroke Pines, as shown in **Exhibit 3**.

2. Access

Staff from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed this application and have no objection to this note amendment as there will not be any modification to the existing access as submitted.

3. Municipal Review

The City of Pembroke Pines adopted Resolution No. 3710 on August 19, 2020 supporting the application, which is attached in **Exhibit 4**. Adjacent Town of Southwest Ranches indicate no objection to this request, see **Exhibit 5**.

4. Concurrency – Transportation

This plat is located in Southwest Standard Concurrency Management District which is subject to road impact fees, as defined in Section 5- 182.1(a)(5)a) of Land Development Code.

Proposed Use	Trips per Peak Hour (PM)
Residential	N/A
Non-residential	647
Total	647

The plat was recoded with a note requiring development to occur before five (5) years from date of plat approval. This note is no longer required by the Land Development Code.

5. Concurrency - Water and Wastewater Capacity

This plat receives water and wastewater from the utilities listed below:

	Potable Water	Wastewater
Utility Provider:	City of Pembroke Pines	City of Pembroke Pines
Plant name:	Pembroke Pines TP	Pembroke Pines
EPGMD License Capacity:	18.000 MGD	95.0000 MGD
Annual Average Flow:	2.077 MGD	6.8300 MGD
Estimated Project Flow:	0.0340 MGD	0.0340 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat note does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system.

6. Impact Fee Payment

The property is part of the Chapel Trail Development of Regional Impact (DRI). Road impact fees for this plat are covered by the Multi-Party Pines Boulevard Agreement. Pursuant to that agreement, this plat, together with the adjacent CT Industrial Plat (Plat Book 167, Page 31), are vested for 6,339 pm peak hour trips. This request is subject to road impact fees as it increases the number of trips being generated.

All impact fees will be calculated by PDMD DER Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance. Fees are subject to increase annually on October 1st.

7. Environmental Review

This plat has been reviewed by Environmental Engineering and Permitting Division. **Exhibit 6** provides recommendations to the developer regarding environmental permitting for the future development.

Environmental Planning and Community Resilience Division has reported that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

8. Historic Resources

Broward County's consulting archaeologist has reviewed this request and, based on available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), has determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archeological or paleontological sensitivity. The consulting archaeologist also notes that this property is located within the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. If any archaeological materials are discovered during the course of development, the property owner must notify Rick Ferrer, Historic Preservation Officer for Broward County at 954-357-9731, and the project may proceed in accordance with Section 5-536.5(g) of the Land Development Code.

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 or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or med_exam_trauma@broward.org.

9. Aviation

The Broward County Aviation Department has no objections to this plat. The Aviation Department has advised that any proposed construction on this property with a height exceeding 200 feet or use of cranes or other high-lift equipment must be reviewed to determine if the following apply: Federal Aviation Regulation Part 77; Florida Statutes Chapter 333; and/or the Broward County Airport Zoning Ordinance. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. Any questions regarding this should be directed to the Aviation Department 954-359-6258. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>.

10. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat and provided no comments.

11. Notice to Applicant

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.

Specific questions regarding any of the above comments may be directed to each review agency contact person. A list of agency contacts is available on the Planning and Development Management Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf

RECOMMENDATIONS

Based on the review and findings, staff recommends **APPROVAL** of this application, subject to the following conditions which shall assure compliance with the standards and requirements of the Land Development Code:

1. Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **October 20, 2021**.
2. Delete the plat note that references expiration of the Findings of Adequacy.

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.

MR