



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
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DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT

Project Description			
Plat Name:	Pembroke Lakes Regional Center	Number:	165-MP-84
Application Type:	Note Amendment	Legistar Number:	21-1686
Applicant:	South Broward Hospital District	Commission District:	5
Agent:	Dunay, Miskel, Backman, LLP	Section/Twn./Range:	13/51/40
Location:	Northeast corner of Flaming Road and Pines Boulevard	Platted Area:	217.5 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 19, 2021		

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

The Application is attached as **Exhibit 8**. 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:	June 24, 1986	Plat Book and Page Number:	127/50
Date Recorded:	July 15, 1986	Current Instrument Number:	113502782
Plat Note Restriction			
Original and Current Plat:	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.		
Proposed Note:	This plat is restricted to 302 garden apartments, a 200-room hotel, 1,694,418 square feet of commercial use , 575,000 square feet of office, and 117,762 square feet of public hospital uses ancillary to the adjacent hospital on a portion of Tract E; and 130,000 square feet of medical office use on Tract B-1 .		
Extensions:	Not Applicable		

The majority of this plat is located within the Pembroke Lakes Regional Center Development of Regional Impact (DRI). On October 6, 1993, the DRI was modified by the City of Pembroke Pines (Ordinance No. 1051) to remove 9.2 acres from the DRI that were acquired by the South Broward Hospital District. This 9.2 acres is the portion of Tract E.

1. Land Use

Planning Council staff has reviewed the proposed note, and the Future Land Use Element of the City of Pembroke Pines’s Comprehensive Plan is the effective land use plan. That plan designates the area covered by Tract B-1 of this plat for the uses permitted in the “Commercial” land use category. The proposed note amendment is in compliance with the permitted uses of the effective land use plan, see **Exhibit 3**.

2. Access

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend APPROVAL subject to the conditions contained in the attached memorandum in **Exhibit 5**. This request shall meet the standards of the Broward County Land Development Code at the time of permit.

This project is located on Pines Boulevard, which is a State Roadway. Florida Department of Transportation (FDOT) has issued a pre-approval letter (See attached FDOT Letter). Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards," see **Exhibit 6**.

3. Municipal Review

The City of Pembroke Pines has adopted a Resolution No. 3745 on June 2, 2021 supporting the application, which is attached in **Exhibit 4**.

4. Concurrency – Transportation

This plat is located in South Central Transportation Concurrency Management Area which is subject to Transportation concurrency fees, as defined in Section 5-182.1(a)(5)a) of Land Development Code. The proposed generates an increase of 128 trips per PM peak hour.

	Existing Use Trips per Peak Hour (PM)	Proposed Use Trips per Peak Hour (PM)
Residential	181	181
Non-Residential	5,300	5,428
Total	5,481	5,609
Difference	Increase of 128 Trips per PM Peak Hour	

This plat was recorded 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 Hollywood	City of Hollywood
Plant name:	Hollywood	Hollywood
Design Capacity:	37.50 MGD	55.00 MGD
Annual Average Flow:	25.63 MGD	42.11 MGD
Estimated Project Flow:	0.03 MGD	0.03 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

Road impact fees for the currently approved level of development on this plat, including the 9.2 acre portion of Tract E, have been satisfied through compliance with a Road Improvement Agreement recorded on July 15, 1986 (O.R.B. 13560, PG. 945, B.C.R.), which required the developer to widen Pines Boulevard to 6 lanes between Flamingo Road and Douglas Road, widen Hiatus Road to 6 lanes from Pines Boulevard to the project's entrance, and construct various turn lanes, in accordance with the conditions of the DRI Development Order. The additional PM peak hour trips generated by this request are subject to transportation concurrency fees.

7. Environmental Review

The plat note amendment application has been reviewed by Environmental Engineering and Permitting Division. **Exhibit 7** provides recommendations to the developer regarding environmental permitting for the future development.

8. Historic Resources

Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development will not have an impact on historical or archaeological resources, and the consulting archaeologist has no objections to this application.

This property is located in the City of Pembroke Pines and archaeological resources within the City of Pembroke Pines fall within the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. In the event that archaeological materials are uncovered during development activities, such development activities in the immediate vicinity of the discovery shall be discontinued, and property owner shall call the County Historic Preservation Officer, Rick Ferrer, 954-357-9731 to seek project review for compliance with municipal historic preservation regulations.

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 applicant is 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. 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

FINDINGS

Staff have reviewed the application and found that it meets the requirement of the Land Development Code and satisfies requirements for Concurrency:

1. This plat is located within the South Central Transportation Concurrency Management Area. This district meets the regional transportation concurrency standards specified in Section 5-182.1(a)(1)a) of the Land Development Code.
2. This plat satisfies the drainage, water, wastewater, and solid waste disposal concurrency requirement of Section 5-182.6 of the Broward County Land Development Code.

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 19, 2022**.
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.

KDL