



Public Works and Environmental Services Department

HOUSING AND URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

DEVELOPMENT REVIEW REPORT FOR A NOTE AMENDMENT

Project Description			
Plat Name:	Watermen Pines	Application Number:	015-MP-14
Application Type:	Note Amendment	Legistar Number:	25-1326
Owner/Applicant:	Dorado Bells, LLC	Commission District:	1
Authorized Agent:	Greenspoon Marder LLP	Section/Twn./Range:	13/51/39
Location:	South of Pines Boulevard, between Southwest 186 Avenue and Southwest 196 Avenue	Folio Number (s):	5139-13-17-0011
Municipality:	City of Pembroke Pines	Platted Area:	7.1 Acres
Previous Plat:	N/A	Replat:	☐ Yes ☒ No
Recommendation:	APPROVAL		
FS 125.022 Waiver	This application expires on February 24, 2026.		
Meeting Date:	November 13, 2025		

A location map of the plat is attached as **Exhibit 2**.

The Application is attached (**Exhibit 4**). The Housing and Urban Planning Division (HUPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code. A copy of the comments has been distributed to the applicant/agent for their review and records.

Plat History and Development Rights			
Plat Board Approval:	January 13, 2015	Plat Book and Page Number:	181-132
Date Recorded:	February 25, 2015	Current Instrument Number:	113732470
Plat Note Restriction			
Current Plat Note:	This plat is restricted to Parcel A-1 and A-6 (see attached legal description) and are restricted to 68,500 square feet of commercial use; Parcel A-2 and Parcel A-4 (see attached legal description) are restricted to 117,000 square feet of self-storage/mini warehouse use; Parcel A-3 (see attached legal description) is restricted to 26,800 square feet of office use ; and Parcel A-5 (see attached legal description) is restricted to private road. Commercial/retail uses are not permitted within the office use and no free standing drive-thru bank facilities are permitted on this plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.		
Proposed Note:	This plat is restricted to Parcel A-1 and A-6 and are restricted to 68,500 square feet of commercial use; Parcel A-2 and Parcel A-4 are restricted to 117,000 square feet		

	of self-storage/mini warehouse use; Parcel A-3 is restricted to 57,000 square feet of storage/warehouse use ; and Parcel A-5 is restricted to private road. Commercial/retail uses are not permitted within the office use and no free standing drive-thru bank facilities are permitted on this plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.
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1. Land Use

Planning Council staff have reviewed this application and determined that the City of Pembroke Pines Comprehensive Plan is the effective land use plan. That plan designates Parcel A-3 of this plat for the uses permitted in the "Commercial" land use category. The proposed warehouse use on Parcel A-3 is in compliance with the permitted uses of the effective land use plan. Planning Council memorandum is attached (**Exhibit 3**).

2. Municipal Review

The City of Pembroke Pines has submitted Resolution No. 3900 dated April 16, 2025, supporting the plat note amendment.

3. Access

Staff from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division have reviewed this application and provided no objections to the proposed plat note amendment.

This project is located on SR 820. Florida Department of Transportation (FDOT) has issued a pre-application 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". **This determination is valid until July 23, 2026.**

4. Concurrency – Transportation

This plat is located in the Southwest Standard Concurrency District, where level of service (LOS) is expressed in PM Peak Hour trips and where road-based impact fees apply per Sec. 5-182.1(b) of Land Development Code. The proposed generates a decrease of 28 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	0
Non-residential	724	696
Difference	(724 – 696) = 28	

This plat was recorded with a note requiring development to occur five (5) years from the date of the 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 WTP	Pembroke Pines (PPI) (06/25)
Design Capacity:	18.00 MGD	9.50 MGD
Annual Average Flow:	16.28 MGD	7.09 MGD

Estimated Project Flow:	00.006 MGD	00.005 MGD
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Sufficient capacity exists at this time to serve the proposed development; however, approval of this Plat Note Amendment does not guarantee reservation of future capacity. Plat approval does not infer any approval to connect to any wastewater collection, treatment, or disposal system, or that sufficient capacity will exist at time of building permit approval.

6. Impact Fee

All impact fees (road impact fees and administrative fees) will be calculated by the Housing and Urban Planning Division, Development and Environmental Review Section, in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for Broward County Development and Environmental review. Fees must be paid prior to the issuance of the building permit.

7. Environmental Review

This plat was reviewed by Environmental Permitting Division and has the following recommendations regarding environmental permitting for the future development.

A. Domestic & Non-Domestic Wastewater and Surface Water Management

The Broward County Domestic Wastewater Licensing Program has no objection to the described plat note amendment. Nonetheless, should there be a significant flow generation from the site, advanced planning and upgrades to the downstream/off-site wastewater facilities may be warranted. Contact the Environmental Permitting Division at 954-519-1483 or WWWLicense@broward.org for specific code requirements.

The Broward County Non-Domestic Wastewater Program has no objection to the described plat note amendment because no non-domestic wastewater discharge is anticipated for the site. Nonetheless, should there be proposed non-domestic wastewater discharges, these must meet the criteria under Chapter 27, Article V, Sections 27-193(b)(3)a, 27-193(b)(4)a, 27-194(b), and 27-198(c) of the Broward County Code of Ordinances. Contact the Environmental Permitting Division at 954-519-1483 or NDDLLicense@broward.org for specific code requirements.

This site does not require a Broward County Surface Water Management License because it is located outside of the jurisdiction of the Broward County Surface Water Management Licensing Program.

B. Aquatic and Wetland Resources

An Environmental Resource License, No. DF06-1261, was issued on 12-27-2010 and expired on 12-27-2015. This plat has previously been reviewed by the Aquatic & Wetland Resources Section of the Environmental Permitting Division to authorize the filling of 13.21 acres of wetlands. Mitigation was provided on the south end of the plat and through the purchase of credits at the Everglades Mitigation Bank.

The Water and Environmental Licensing Section of the Environmental Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of South Florida's native plant communities. The Florida Exotic Pest Plant Council's List of Florida's Most Invasive Species is available at Florida Exotic Pest Plant Council (invasive.org).

Other activities regulated under Chapter 27, Article XI of the Natural Resource Protection Code (e.g., lake or canal excavation, installation of headwalls, end walls, or outfalls) may require an Environmental Resource License. Prior to undertaking surface disturbing activities, contact the environmental Permitting Division at 954-519-1483 or AWRLicense@broward.org for specific code requirements.

C. Tree Preservation

This site does not fall under the jurisdiction of the Broward County Tree Preservation and Abuse Ordinance.

D. Clean-Up and Waste Regulation

Not a known contaminated site; not within one-quarter mile of a contaminated site; not a licensed waste regulation facility; not an abandoned dump or landfill.

E. Air Program

Since the subject plat relates to vacant land, there are no building demolition or asbestos renovation applicable requirements.

F. Natural Resources Division

Natural Resources Division notes that this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the Inventory.

8. Additional Environmental Protection Actions

Approval to connect to any wastewater collection, treatment, or disposal system is approved by the Environmental Permitting Division as a prerequisite prior to issuance of building permits. These comments do not indicate waiver of approval of any other permit that may be required for other aspects of the project.

9. Historical and Archaeological Resource Review

This plat was reviewed by the Broward County's consulting archaeologist. The review of available information including archival documents, maps, the Broward County Property Appraiser, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) determined that the proposed project will not have an adverse effect on any known historical or archaeological resources or areas of archaeological sensitivity.

The subject property is located within the jurisdiction of Broward County's historic preservation ordinance (B.C. Ord. 2014-32). Pursuant to B.C. Ord. 2014-32, Section 5-536.5(g), if, "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 the property owner shall contact Rick Ferrer, Historic Preservation Officer, Public Works and Environmental Services Department, Housing and Urban Planning Division, Historic Preservation Program, at 1 North University Drive, Plantation, Florida 33324 or by phone at (954) 357-9731 for additional information about historical preservation regulations.

In the event any unmarked human burial remains are discovered, then pursuant to Florida Statutes, Chapter 872.05, all activities that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. The district medical examiner can be reached via email at Med Exam Trauma@broward.org or via phone at (954) 357-5200. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

10. Aviation

Broward County Aviation Department has no objection. Any proposed construction on this property or use of cranes

or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Code of Ordinance's Chapter 5 (Building Regulations and Land Use). 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>.

11. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application and did not provide a response.

12. 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 Housing and Urban Planning Division's web page at: www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf.

FINDINGS

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

1. This plat is located within the Southwest Standard Concurrency District, and this application satisfies the concurrency requirements for regional road network as specified in Section 5-182(a)(1)(b) 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 ensure 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 **November 13, 2026**.
2. Delete the plat note that references expiration of the Finding of Adequacy.
3. Any structure within this plat must comply with Section 2.1.f Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
4. If this item is approved, the Mayor is authorized to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[CLD]