



Resilient Environment Department

URBAN PLANNING DIVISION

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

DEVELOPMENT REVIEW REPORT FOR MODIFICATIONS OF PREVIOUSLY APPROVED CONDITIONS BY THE BOARD

Project Description			
Plat Name:	Pines and 72 nd	Number:	015-MP-22
Application Type:	Modifications to previously approved conditions by the Board	Legistar Number:	24-1533
Applicant:	BP – Pines, LLC	Commission District:	7
Agent:	Miskel Backman, LLP	Section/Twn./Range:	14/51/41
Location:	Southeast corner of Pines Boulevard and Southwest 72 avenue	Platted Area:	4.02 Acres
Municipality:	City of Pembroke Pines	Gross Area:	N/A
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Meeting Date:	December 10, 2024		

A location map showing this Plat is attached as **Exhibit 2**.

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

Platting History and Development Rights			
Plat Board Approval:	April 16, 2024	Plat Book and Page Number:	N/A
Plat Recorded:	Plat has not been recorded	Current Instrument Number:	N/A
Plat Note Restriction			
Existing Conditions:	TURN LANE IMPROVEMENTS (Secure and Construct) 13) Northbound right turn lane on SW 72 nd Avenue at the 40-foot opening with 150 feet of storage and 50 feet of transition.		
Request:	To modify the conditions approved by the Board on April 16, 2024, by deleting conditions 13 and releasing any funds associated with the construction of this turn lane.		

1. Request to Modify Conditions

In 2024, the Board approved the Plat with conditions that were related to future development. Prior to the plat being recorded, the applicant submitted a traffic study analyzing the traffic impacts of the development proposed for this plat. Staff of the Public Works Department have determined that the traffic study demonstrates that the volume of traffic accessing the site from the proposed 40-foot opening on 72nd Avenue will not adversely affect traffic conditions without the construction of a right turn lane. This determination provides the basis for the County Commission to waive the right turn lane construction requirements pursuant to the Broward County Land Development Code. Therefore, the applicant is requesting to delete a condition of county plat approval, as shown below, because the improvements that were associated with are no longer applicable (as shown in **Exhibit 3**).

- **Condition 13:**

TURN LANE IMPROVEMENTS (Secure and Construct)

13) Northbound right turn lane on SW 72nd Avenue at the 40-foot opening with 150 feet of storage and 50 feet of transition.

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 (**Exhibit 3**). This request shall meet the standards of the Broward County Land Development Code at the time of permit.

3. Municipal Review

The City of Pembroke Pines has submitted a Letter of No Objection dated September 3, 2024, supporting the application, (**Exhibit 4**).

4. Adjacent City

The City of Hollywood was notified of the application and provided no response (**Exhibit 5**).

RECOMMENDATIONS

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to requirements placed by Highway Construction and Engineering.

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.

JL