



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application Number 090-MP-86

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Pembroke Pines City Hall Plat			
Plat/Site Number 090-MP-86		Plat Book - Page (if recorded) Plat Book 136, Page 23	
Owner/Applicant/Petitioner Name City of Pembroke Pines			
Address 601 City Center Way		City Pembroke Pines	State FL
Phone 954-431-4884		Zip 33025	
Email cdodge@ppines.com			
Agent for Owner/Applicant/Petitioner Greenspoon Marder LLP		Contact Person Dennis D. Mele, Esq.	
Address 200 East Broward Boulevard, Suite 1800		City Fort Lauderdale	State FL
Phone 954-527-2409		Zip 33025	
Email dennis.mele@gmlaw.com cc: elizabeth.adler@gmlaw.com and shane.zalonis@gmlaw.com			
Folio(s) 514118110010			
Location SW corner side of Pines Blvd. at/between/and Palm Avenue and/of _____ north side/corner north street name street name / side/corner street name			

Type of Application (this form required for all applications) Please check all that apply (use attached Instructions for this form). ☐ Plat (fill out/PRINT Questionnaire Form, Plat Checklist) ☐ Site Plan (fill out/PRINT Questionnaire Form, Site Plan Checklist) ☒ Note Amendment (fill out/PRINT Questionnaire Form, Note Amendment Checklist) ☐ Vacation (fill out/PRINT Vacation Continuation Form, Vacation Checklist, use Vacation Instructions) ☐ Vacating Plats, or any Portion Thereof (BCCO 5-205) ☐ Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29) ☐ Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30) ☐ Vacation (Notary Continuation Form Affidavit required, fill out Business Notary if needed)

Application Status			
Has this project been previously submitted?	☒ Yes	☐ No	☐ Don't Know
This is a resubmittal of:	☒ Entire Project	☐ Portion of Project	☐ N/A
What was the project number assigned by the Urban Planning Division?	Project Number 090-MP-86	☐ N/A	☐ Don't Know
Project Name Pembroke Pines City Hall Plat		☐ N/A	☐ Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	☒ Yes	☐ No	☐ Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	☐ Yes	☒ No	☐ Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	☐ Yes ☒ No ☐ Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	☐ Yes ☐ No ☐ Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	☒ Yes ☐ No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	☐ Yes ☐ No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	☐ Yes ☐ No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	☒ Yes ☐ No
If the answer is "Yes" to any of the questions above	
RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) RAC	Land Use Plan Designation(s) RAC (No Change)
Zoning District(s) MXD	Zoning District(s) MXD (Amended)

Existing Land Use

A credit against impact fees may be given for the site's current or previous use. **No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans.** To receive a credit, complete the following table. **Note:** If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site?

☐ Yes ☒ No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or <u>will</u> be Demolished?
Municipal Office Building	78,945		YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building id defined by the definition in the Land Development Code.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Residential - Mid Rise	150 Units (at least 80% age-restricted)	Office	120,000 sq. ft.
Assisted Living Facility	150 Units		

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Shane Z
Owner/Agent Signature

6/13/2022
Date

NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 13th day of June, 2022, who ☒ is personally known to me | ☐ has produced _____ as identification.

Name of Notary Typed, Printed or Stamped



Amaris Lopez
Comm. #HH014286
Expires: July 22, 2024
Bonded Thru Aaron Notary

Notary Seal (or Title or Rank)

[Signature]
Signature of Notary Public – State of Florida

111014286
Serial Number (if applicable)

For Office Use Only

Application Type

NOTE AMENDMENT

Application Date <u>06/20/2022</u>	Acceptance Date <u>06/21/2022</u>	Fee <u>\$2,090.00</u>
Comments Due <u>07/11/2022</u>	Report Due <u>07/21/2022</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities

None

- ☒ Plats
 ☒ Surveys
 ☒ Site Plans
 ☐ Landscaping Plans
 ☐ Lighting Plans
 ☒ City Letter
 ☐ Agreements

☒ Other: SCAD LETTER; NARRATIVE; FDOT LETTER; OLD AGREEMENTS

- Distribute To
☒ Full Review
 ☐ Planning Council
 ☐ School Board
 ☐ Land Use & Permitting
 ☐ Health Department
 ☐ Zoning Code Services (BMSD only)
 ☐ Administrative Review

☐ Other:

Received By

Maria Gabriela Aguilar



Application Number 090-MP-86

Development and Environmental Review Online Application Questionnaire Form

Type of Application		
☐ Plat	☐ Site Plan	☒ Note Amendment

Project Questionnaire					
Please answer the questions marked for the type of application checked.					
1.	Why is this property being platted? Attach an additional sheet(s) if necessary.				
2.	Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If "Yes", indicate DRI or FQD name and Latest Ordinance number ☐ Yes ☐ No or Official Record Book and Page Number.				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">DRI Name</td> <td style="width: 50%; padding: 2px;">FQD Name</td> </tr> <tr> <td style="padding: 2px;">Latest Ordinance Number</td> <td style="padding: 2px;">Official Record Book and Page Number</td> </tr> </table>	DRI Name	FQD Name	Latest Ordinance Number	Official Record Book and Page Number
DRI Name	FQD Name				
Latest Ordinance Number	Official Record Book and Page Number				
3.	Is the project subject to any existing or proposed agreement(s) with Broward County or a municipality? If "Yes", state the title and subject of the agreement(s) and attach a copy(s). ☐ Yes ☐ No				
X	4. Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)? ☐ Yes ☒ No If YES, LUPA Number				
X	5. Does the note represent a change in TRIPS? ☐ Increase ☒ Decrease ☐ No Change				
X	6. Does the note represent a major change in Land Use? ☒ Yes ☐ No				
7.	Are any off-site roadway improvements being required by any government agency or proposed by the applicant? If "Yes", attach any sheets and describe fully. ☐ Yes ☐ No				
8.	Does this property or project have an adjudicated or vested rights status? If "Yes", please attach the appropriate documentation. ☐ Yes ☐ No				
9.	Does the owner have any financial interest in properties near or adjacent to this project? If "Yes", please attach a sheet(s) and describe fully. ☐ Yes ☐ No				
10.	Does this property abut a State Road? If "Yes", see Supplemental Documentation Requirement No. 19 for required letter from Florida Department of Transportation (FDOT). ☐ Yes ☐ No				

	11. Has consideration been given to public transportation routes, shelters, or turnouts for the proposed project? If "Yes", please attach sheet(s) and describe fully.	☐ Yes ☐ No
	12. Are bikeways and walkways to be provided to connect residential areas to school or recreational sites? If "Yes", attach five (5) drawings showing facilities (if not show on plat).	☐ Yes ☐ No
	13. Is credit being requested for private recreational facilities? If "Yes", attach two (2) sets of plans showing facilities. (APPLIES TO PROJECTS IN THE UNINCORPORATED AREA ONLY.)	☐ Yes ☐ No
	14. Has any discussion with the School Board taken place? If "Yes", state the name and title of the person contacted.	☐ Yes ☐ No
	Name/Title	
	15. If a school site will be reserved or dedicated on the property, is the site delineated on the plat or site plan?	☐ Yes ☐ No
	16. Are there any natural features located on the property (e.g. wetlands, dunes, areas of native tree canopy wildlife, habitats, etc.)? If "Yes", attach a sheet(s) and describe fully. For information, contact Aquatic and Wetland Resources Section, Environmental Permitting Division (EPD).	☐ Yes ☐ No
	17. Does the property contain any portion of lands identified as "Natural Resource Areas"? If "Yes" see Supplemental Documentation Requirement No. 8. For locations, contact Aquatic and Wetland Resources Section (EPD).	☐ Yes ☐ No
	18. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern"? If "Yes", please see Supplemental Documentation Requirement No. 9. For locations, contact Aquatic and Wetland Resources Section (EPD).	☐ Yes ☐ No
	19. Does the property contain any portion of lands identified as a "Cultural Resource Category Local Area of Particular Concern" which include archaeological sites and/or historic sites and structures? If "Yes", for archaeological sites, see Supplemental Documentation Requirement No. 10. For historic locations, contact the Broward County Historic Preservation Officer.	☐ Yes ☐ No
	20. Will any dredging or major filling operation be necessary, or is a waterway involved in the proposed project? If "Yes", permits may be required from Broward County. Please contact Broward County Aquatic and Wetland Resources Section (EPD).	☐ Yes ☐ No
X	21. Is the project to be served by an approved potable water system? If "Yes", state the name of facility and facility address.	☒ Yes ☐ No
	Facility Name City of Pembroke Pines Water Treatment Plant Address 7960 Johnson Street, Pembroke Pines, FL 33024	
X	22. Is this project to utilize on-site wells for its potable water? If "Yes", see Supplemental Documentation Requirement No. 13 for required letter.	☐ Yes ☒ No
X	23. Is this project to be served by an approved wastewater (sewage) treatment plant? If "Yes", state the name of facility and facility address.	☒ Yes ☐ No
	Facility Name City of Pembroke Pines Wastewater Treatment Plant Address 13975-13995 Pembroke Road, Pembroke Pines, FL 33027	

X	24. Will septic tanks serve this project? If "Yes", see Supplemental Documentation Requirement No. 12 for required letter. ☐ Yes ☒ No
	25. Have provisions been made for the collection of solid waste for this project? If "Yes", state the name of the collector. ☐ Yes ☐ No Solid Waste Collector
	26. Has any contact been made with FPL and AT&T regarding service availability and easement requirements? If "Yes", state name and title of the person contacted. ☐ Yes ☐ No FPL – Name/Title AT&T – Name/Title
X	27. Estimate or state the total number of on-site parking spaces to be provided. Spaces 585
X	28. If applicable, state the seating capacity of any proposed restaurant or public assembly facility, including day care centers or schools, or places of worship. Seating N/A



Shane Zalonis
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6258
Direct Fax: 954.333.4266
Email: shane.zalonis@gmlaw.com

June 14, 2022

Josie P. Sesodia, Director
Urban Planning Division
Broward County
1 N. University Drive, Suite #102A
Plantation, FL 33324

Re: Plat Note Amendment – Pembroke Pines City Hall Plat

Dear Josie:

We are requesting a plat note amendment involving the Pembroke Pines City Hall Plat in the City of Pembroke Pines ("City"). The Property is generally located on the south side of Pines Boulevard west of Palm Avenue.

The restrictive note on the Plat was amended several times. Attached is a copy of the latest amendment to the note which was recorded on October 30, 2020. The current note restriction is as follows:

THIS PLAT IS RESTRICTED TO 175 HIGH RISE UNITS, 9,700 SQUARE FEET OF COMMERCIAL USE, AND 120,000 SQUARE FEET OF OFFICE USE ON TRACT A, 120,000 SQUARE FEET OF SELF-STORAGE USE ON TRACT A-1, 150 HOTEL ROOMS ON TRACT A-2, A SERVICE STATION/CONVENIENCE STORE WITH 16 FUELING POSITIONS ON TRACT A-3, AND 150 ADULT LIVING FACILITY (ALF) UNITS ON TRACT A-4 (SEE ATTACHED LEGAL DESCRIPTION).

The Applicant is proposing to amend the plat note as follows:

THIS PLAT IS RESTRICTED TO 150 MID RISE UNITS, OF WHICH AT LEAST 80 PERCENT ARE AGE-RESTRICTED, ON TRACT A; 120,000 SQUARE FEET OF OFFICE USE ON TRACT A-1, TRACT A-2, AND TRACT A-3; AND 150 ADULT LIVING FACILITY (ALF) UNITS ON TRACT A-4.

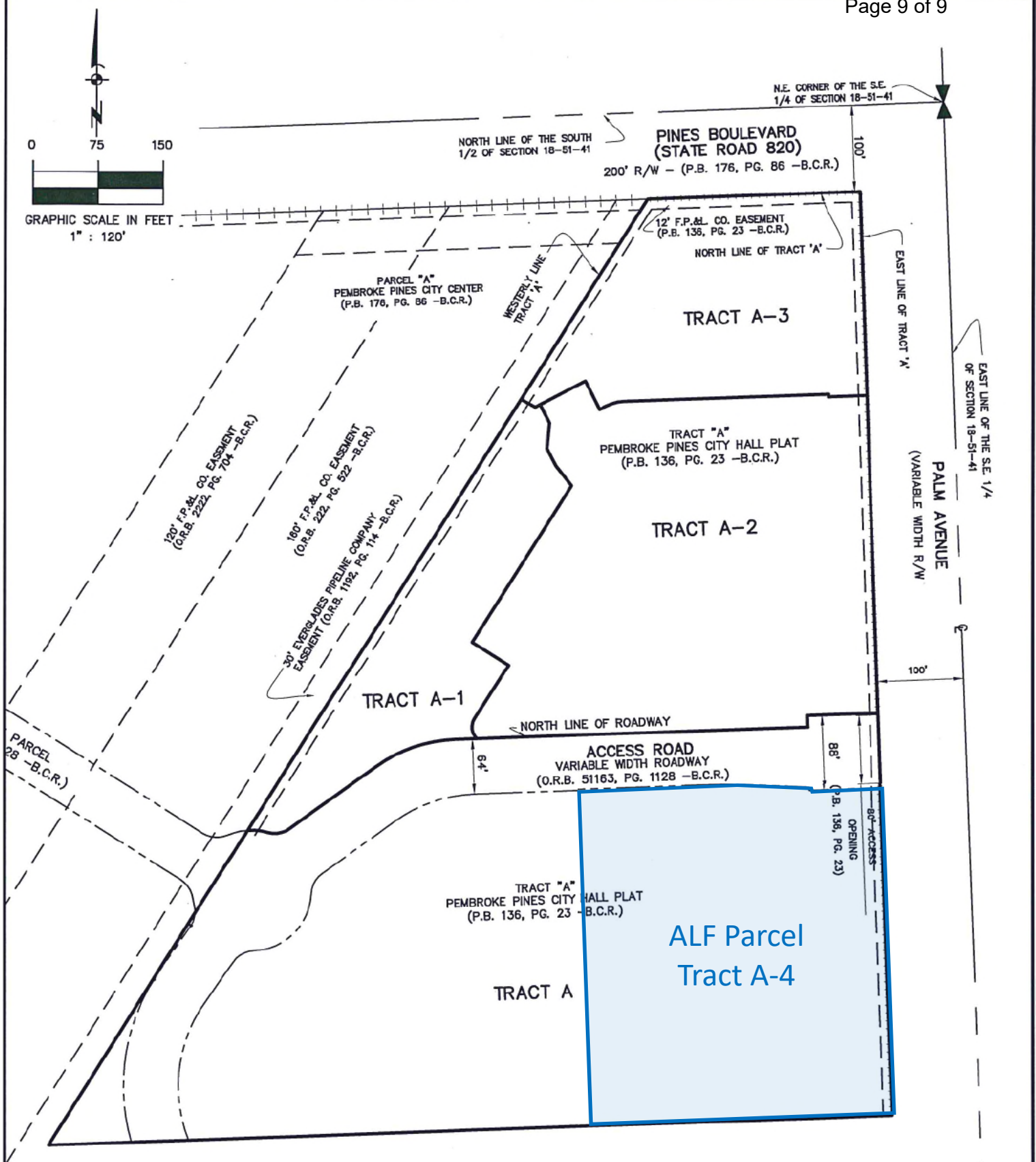
Please let me know if you need any additional information in order to present this request for approval.

Sincerely,

GREENSPOON MARDER LLP

Shane Zalonis

Shane Zalonis



Sun-Tech
Engineering, Inc.
Engineers • Planners • Surveyors

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com

Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

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