



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:	Pembroke Lakes South	Application Number:	146-MP-81
Application Type:	Note Amendment	Legistar Number:	26-289
Owner/Applicant:	UTEXIV Pembroke, LLC; Imperial Hornet Developers; Ocean Bank; V&H Development; Flaky Crust Properties, LLC; Elite Realty Group Consultants, LLC; Baron Group Properties LLC	Commission District:	7
Authorized Agent:	Raintree at Pines LLC	Section/Twn./Range:	24/51/40
Location:	Tract G-2A and G-3: Northwest corner of Hiatus Road and Pembroke Road	Folio Number (s):	5140-24-02-0063; 5140-24-02-0061; 5140-24-02-0064; 5140-24-02-0060; 5140-24-02-0065; 5140-24-02-0062
Municipality:	City of Pembroke Pines	Platted Area:	527.63 Acres
Previous Plat:	N/A	Replat:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation:	APPROVAL		
FS 125.022 Waiver	This application expires on July 27, 2026.		
Meeting Date:	April 28, 2026		

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:	September 20, 1983	Plat Book and Page Number:	119-1
Date Recorded:	February 17, 1984	Current Instrument Number:	112575695
Plat Note Restriction			

<p>Current Plat Note:</p>	<p>This plat is restricted to:</p> <table border="1"> <tr><td>Tract R-1</td><td>110 Single Family Units</td></tr> <tr><td>Tract R-2</td><td>152 Garden Apartments</td></tr> <tr><td>Tract R-3</td><td>156 Townhouses</td></tr> <tr><td>Tract R-3A</td><td>96 Garden Apartments</td></tr> <tr><td>Tract R-4</td><td>171 Single Family Units</td></tr> <tr><td>Tract R-5</td><td>360 Garden Apartments</td></tr> <tr><td>Tract R-5A</td><td>288 Garden Apartments</td></tr> <tr><td>Tract R-6</td><td>760 Garden Apartments</td></tr> <tr><td>Tract R-6A</td><td>60 Townhouses</td></tr> <tr><td>Tract R-7 and R-7A</td><td>200 Single Family Units</td></tr> <tr><td>Tract R-8</td><td>358 Garden Apartments</td></tr> <tr><td>Tract G-2D</td><td>103 Townhouse Units</td></tr> <tr><td>Tract G-2B1</td><td>162 Single Family Units</td></tr> <tr><td>Tract G-2B2</td><td>93 single family units, access road, utilities and signage</td></tr> <tr><td>Tracts C-1 and C-2</td><td>Non-residential</td></tr> <tr><td>Tracts G-1 and G-2C</td><td>23 acre park</td></tr> <tr><td>Tracts G-2A and G-3</td><td>143,500 square feet of gross square building area consisting of 83,000 square feet of office, 55,000 square feet of commercial and 5,500 square feet of bank</td></tr> <tr><td>Tract O-1</td><td>Park</td></tr> <tr><td>Tract O-2</td><td>54,606 square feet of Charter School use with an 8,282 square foot covered drop off area</td></tr> <tr><td>Tract O-3</td><td>20,000 square feet of Church use</td></tr> <tr><td>Tract O-4</td><td>90,000 square feet of Warehouse use</td></tr> </table>	Tract R-1	110 Single Family Units	Tract R-2	152 Garden Apartments	Tract R-3	156 Townhouses	Tract R-3A	96 Garden Apartments	Tract R-4	171 Single Family Units	Tract R-5	360 Garden Apartments	Tract R-5A	288 Garden Apartments	Tract R-6	760 Garden Apartments	Tract R-6A	60 Townhouses	Tract R-7 and R-7A	200 Single Family Units	Tract R-8	358 Garden Apartments	Tract G-2D	103 Townhouse Units	Tract G-2B1	162 Single Family Units	Tract G-2B2	93 single family units, access road, utilities and signage	Tracts C-1 and C-2	Non-residential	Tracts G-1 and G-2C	23 acre park	Tracts G-2A and G-3	143,500 square feet of gross square building area consisting of 83,000 square feet of office, 55,000 square feet of commercial and 5,500 square feet of bank	Tract O-1	Park	Tract O-2	54,606 square feet of Charter School use with an 8,282 square foot covered drop off area	Tract O-3	20,000 square feet of Church use	Tract O-4	90,000 square feet of Warehouse use
Tract R-1	110 Single Family Units																																										
Tract R-2	152 Garden Apartments																																										
Tract R-3	156 Townhouses																																										
Tract R-3A	96 Garden Apartments																																										
Tract R-4	171 Single Family Units																																										
Tract R-5	360 Garden Apartments																																										
Tract R-5A	288 Garden Apartments																																										
Tract R-6	760 Garden Apartments																																										
Tract R-6A	60 Townhouses																																										
Tract R-7 and R-7A	200 Single Family Units																																										
Tract R-8	358 Garden Apartments																																										
Tract G-2D	103 Townhouse Units																																										
Tract G-2B1	162 Single Family Units																																										
Tract G-2B2	93 single family units, access road, utilities and signage																																										
Tracts C-1 and C-2	Non-residential																																										
Tracts G-1 and G-2C	23 acre park																																										
Tracts G-2A and G-3	143,500 square feet of gross square building area consisting of 83,000 square feet of office, 55,000 square feet of commercial and 5,500 square feet of bank																																										
Tract O-1	Park																																										
Tract O-2	54,606 square feet of Charter School use with an 8,282 square foot covered drop off area																																										
Tract O-3	20,000 square feet of Church use																																										
Tract O-4	90,000 square feet of Warehouse use																																										
<p>Proposed Note:</p>	<p>This plat is restricted to:</p> <table border="1"> <tr><td>Tract R-1</td><td>110 Single Family Units</td></tr> <tr><td>Tract R-2</td><td>152 Garden Apartments</td></tr> <tr><td>Tract R-3</td><td>156 Townhouses</td></tr> <tr><td>Tract R-3A</td><td>96 Garden Apartments</td></tr> <tr><td>Tract R-4</td><td>171 Single Family Units</td></tr> <tr><td>Tract R-5</td><td>360 Garden Apartments</td></tr> <tr><td>Tract R-5A</td><td>288 Garden Apartments</td></tr> <tr><td>Tract R-6</td><td>760 Garden Apartments</td></tr> <tr><td>Tract R-6A</td><td>60 Townhouses</td></tr> <tr><td>Tract R-7 and R-7A</td><td>200 Single Family Units</td></tr> <tr><td>Tract R-8</td><td>358 Garden Apartments</td></tr> <tr><td>Tract G-2D</td><td>103 Townhouse Units</td></tr> <tr><td>Tract G-2B1</td><td>162 Single Family Units</td></tr> <tr><td>Tract G-2B2</td><td>93 single family units, access road, utilities and signage</td></tr> <tr><td>Tracts C-1 and C-2</td><td>Non-residential</td></tr> </table>	Tract R-1	110 Single Family Units	Tract R-2	152 Garden Apartments	Tract R-3	156 Townhouses	Tract R-3A	96 Garden Apartments	Tract R-4	171 Single Family Units	Tract R-5	360 Garden Apartments	Tract R-5A	288 Garden Apartments	Tract R-6	760 Garden Apartments	Tract R-6A	60 Townhouses	Tract R-7 and R-7A	200 Single Family Units	Tract R-8	358 Garden Apartments	Tract G-2D	103 Townhouse Units	Tract G-2B1	162 Single Family Units	Tract G-2B2	93 single family units, access road, utilities and signage	Tracts C-1 and C-2	Non-residential												
Tract R-1	110 Single Family Units																																										
Tract R-2	152 Garden Apartments																																										
Tract R-3	156 Townhouses																																										
Tract R-3A	96 Garden Apartments																																										
Tract R-4	171 Single Family Units																																										
Tract R-5	360 Garden Apartments																																										
Tract R-5A	288 Garden Apartments																																										
Tract R-6	760 Garden Apartments																																										
Tract R-6A	60 Townhouses																																										
Tract R-7 and R-7A	200 Single Family Units																																										
Tract R-8	358 Garden Apartments																																										
Tract G-2D	103 Townhouse Units																																										
Tract G-2B1	162 Single Family Units																																										
Tract G-2B2	93 single family units, access road, utilities and signage																																										
Tracts C-1 and C-2	Non-residential																																										

	Tracts G-1 and G-2C	23 acre park
	Tracts G-2A and G-3	219,500 square feet of gross square building area consisting of 136,000 square feet of self-storage, 23,000 square feet of office, 55,000 square feet of commercial and 5,500 square feet of bank
	Tract O-1	Park
	Tract O-2	54,606 square feet of Charter School use with an 8,282 square foot covered drop off area
	Tract O-3	20,000 square feet of Church use
	Tract O-4	90,000 square feet of Warehouse use

1. Land Use

Planning Council staff has reviewed this application and determined that the City of Pembroke Pines Comprehensive Plan is the effective land use plan. That plan designates the area covered by this plat for the uses permitted in the “Irregular (5.2) Residential within a Dashed Line Area” land use category. The existing and proposed commercial, office, bank and self-storage uses are in compliance with the permitted uses of the effective land use plan. Planning Council memorandum is attached (**Exhibit 3**).

Planning Council has received written documentation that the City of Pembroke Pines applied the “5% residential-to-commercial” flexibility provision to the referenced portion of this plat on February 15, 2006, through Ordinance Number 1537. Please note this allocation of flexibility was subject to Policy 2.10.1 (formerly known as Policy 13.01.10) of the Broward County Land Use Plan, as it is adjacent to the City of Miramar. However, the City of Miramar did not request a compatibility review.

2. Adjacent Municipality

The City of Miramar was notified of this application and did not provide a response.

3. Municipal Review

The City of Pembroke Pines has submitted Resolution No. 3905 dated May 7, 2025, supporting the plat note amendment.

4. 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 plat note amendment.

5. Concurrency – Transportation

This plat is located in the South Central Transportation Concurrency Management Areas (TCMA), where level of service (LOS) is expressed in term of bus headways, and where Transportation Concurrency Assessment Fees apply per Sec. 5-182.1(a) of Land Development Code. The following TRIPS determination was made only for the proposed change to the plat note on Tracts G-2A and G-3.

The proposed development generates a decrease of 61 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	0
Non-residential	965	904
Difference	(965 – 904) = 61	

6. 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 Hollywood
Plant name:	Pembroke Pines WTP (4/25)	Hollywood South Regional (HOL) (12/25)
Design Capacity:	18.0 MGD	55.5 MGD
Annual Average Flow:	16.0 MGD	44.19 MGD
Estimated Project Flow:	0.0247 MGD	0.0219 MGD

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.

7. Impact Fee

All impact fees (transportation 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.

Transportation concurrency fees for Tracts G-2A and G-3 were paid in the amount of \$14,691.18 on September 20, 2022 for 3,491 square feet of office use, \$33,459 on May 15, 2015 for 10,374 square feet of office use, \$52,573 on April 7, 2016 for 19,147 square feet of retail use, and \$144,527 on March 8, 2018 for 6,119 square feet of convenience store.

8. Environmental Review

This plat was reviewed by Environmental Permitting Division and have 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 WWLicense@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 NDDLICENSE@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

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Permitting Division determined that, at this time, there are not indications of wetlands within the boundaries of the plat. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License.

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

The subject plat is within one-quarter mile of known contaminated sites. Section 27-353, Broward County Code, prohibits dewatering at or within one-quarter mile of contaminated sites without approval from the Environmental Permitting Division (EPD). In order to receive approval to dewater, a certified Dewatering Plan must be submitted in accordance with EPD's Standard Operating Procedure for Dewatering, which can be found at: <https://www.broward.org/Environment/ContaminatedSites/Pages/Dewatering.aspx>. The interactive map of contaminated sites in Broward County can be found on the internet at <https://broward.org/Environment/ContaminatedSites/Pages/Default.aspx>. Any questions can be directed to 954-519-1483 or EAR@broward.org.

E. Air Program

If any existing facility (e.g. existing structures on site including residential building(s) and/or utility building(s) or facility component (including roof system, insulation, walls, attached piping, mechanical systems, etc.) is planned to be demolished or renovated, the project shall comply with applicable asbestos regulations. More information on the asbestos requirements can be found at: <https://www.broward.org/ePermits/Pages/AsbestosCertificate.aspx>.

Submit a Statement of Responsibilities Regarding Asbestos (SRRA) electronically at ePermits.broward.org at least 10 working-days before commencing work on demolition and/or renovation of facility components subject to asbestos regulations. For assistance, contact Broward County's asbestos program at AsbestosHelp@broward.org or call 954-519-0340.

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.

9. 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.

10. 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, Broward County Public Works and Environmental Services Department, Housing and Urban Planning Division, 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.

11. Aviation

Broward County Aviation Department has no objection to this plat note amendment. This property is within close proximity to North Perry Airport (HWO) and may need to be reviewed by Broward County Aviation Department (BCAD) and/or the Federal Aviation Administration (FAA) to determine if the project is a hazard to air navigation. The project is subject to compliance with 14 Code of Federal Regulations (CFR) Part 77 and Broward County Code of Ordinances Section 5-182.10 – Airports.

The applicant should visit www.fll.net/airspacerreview to determine if the proposed project penetrates protected airspace surfaces by using the Composite Airspace Map. If the project penetrates protected airspace surfaces, please contact airspacerreview@broward.org. The applicant should visit oeaaa.faa.gov to determine if the proposed project is required to file a FAA 7460-1 by using the Pre-Screening Tool. If the project was determined to penetrate the protected airspace surfaces using the Composite Airspace Map as described above, the project will be required to file a 7460-1 with the FAA.

12. Utilities

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

13. 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 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 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 **April 28, 2027**.
2. 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.
3. If this item is approved, the Mayor is authorized to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[NM]