



Resilient Environment Department

**URBAN PLANNING DIVISION**

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**DEVELOPMENT REVIEW REPORT FOR A PLATTED NON-VEHICULAR ACCESS LINE AMENDMENT**

Project Description			
Plat Name:	Pembroke Pines Health Park Plat	Number:	044-MP-03
Application Type:	Amend Non-Vehicular Access Line (NVAL)	Legistar Number:	23-2076
Applicant:	TIITF Health Services SO FLA State Hospital	Commission District:	7
Agent:	Calvin, Giordano & Associates, Inc	Section/Twn./Range:	21/51/41
Location:	Northwest corner of Pembroke Road and South University Drive	Platted Area:	136.1 Acre
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 12, 2023		

A location map showing this Plat is attached, **(Exhibit 2)**.

The application is attached, **(Exhibit 7)**. The Urban Planning Division (UPD) 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:	March 2, 2004	Plat Book and Page Number:	174-179
Plat Recorded:	May 4, 2005	Current Instrument Number:	104966584
Plat Note Restriction			
Existing NVAL:	<p>Three (3) existing access openings on University Drive.</p> <ol style="list-style-type: none"> <li>1. An 80-foot opening on University Drive centered 1322' north of the Section Line of Section 21-51-41 (outbound lefts prohibited).</li> <li>2. A 50-foot opening along University Drive centered 3462' north of the Section line of Section 21-51-41 restricted to right turns only after median closing.</li> <li>3. An 80-foot opening on University Drive centered 2485' north of the Section line of Section 21-51-41.</li> </ol> <p>Three (3) existing access openings on Pembroke Road:</p> <ol style="list-style-type: none"> <li>1. A 50-foot opening along Pembroke Road centered 1260' west of the East Section Line of Section 21-51-41 (restricted to right turns only).</li> <li>2. A 100-foot opening along Pembroke Road at the West Plat Limits.</li> <li>3. An 80-foot opening along Pembroke Road centered 1643' west of the East Section Line of Section 21-51-41.</li> </ol>		

<p>Proposed NVAL:</p>	<p>Eliminate one (1) access opening and modify two (2) new access openings on University Drive:</p> <ol style="list-style-type: none"> <li>1. Close an 80-foot opening on University Drive centered 1322' north of the Section Line of Section 21-51-41 (outbound lefts prohibited).</li> <li>2. Allow a 50-foot opening with centerline located approximately 3470 feet north of the section line of Section 21-51-41 (restricted to right turns only).</li> <li>3. Allow an 80-foot opening with centerline located approximately 2500 feet north of the section line of Section 21-51-41.</li> </ol> <p>Eliminate one (1) access opening modify two (2) openings on Pembroke Road:</p> <ol style="list-style-type: none"> <li>1. Close a 50-foot opening along Pembroke Road centered 1260' west of the East Section Line of Section 21-51-41 (restricted to right turns only).</li> <li>2. Allow a 100-foot opening located at the west plat limits.</li> <li>3. Allow an 80-foot opening with centerline located approximately 1660 feet west of the east section line of Section 21-51-41.</li> </ol> <p>Specific location is shown and described in sketch included with <b>(Exhibit 7)</b>.</p>
	<p>Not Applicable</p>

**1. 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 5)**. This request shall meet the standards of the Broward County Land Development Code at the time of permit.

This project is located on South University Drive (SR 817), which is a State Roadway. Florida Department of Transportation (FDOT) has issued a pre-application 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," **(Exhibit 6)**.

**2. Municipal Review**

The City of Pembroke Pines adopted Resolution No. 3836 on August 16, 2023, supporting the application, which is attached, **(Exhibit 3)**. Adjacent City of Miramar indicate no objection to this request, **(Exhibit 4)**.

**RECOMMENDATIONS**

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings and conditions.

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.