



Resilient Environment Department

URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A PLAT NOTE AMENDMENT

Project Description			
Plat Name:	South Broward Hospital District Ancillary Facility	Number:	106-MP-85
Application Type:	Note Amendment	Legistar Number:	23-2043
Applicant:	South Broward Hospital District	Commission District:	7
Agent:	Hope Calhoun Dunay, Miskel & Backman, LLP	Section/Twn./Range:	16/51/41
Location:	East side of Douglas Road/Southwest 89 Avenue, between Southwest 5 Street and Washington Street	Platted Area:	20.0 Acres
Municipality:	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 of the plat is attached (**Exhibit 2**).

The Application is attached (**Exhibit 8**). 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:	February 2, 1988	Plat Book and Page Number:	134-48
Date Recorded:	June 7, 1988	Current Instrument Number:	107781096
Plat Note Restriction			
Current Note:	This plat is restricted to 45,000 square feet of hospital material management and distribution center, 15,000 square feet of existing hospital use, 24,000 square feet of ancillary hospital office use and a 240 bed nursing home facility which must be owned and operated by a governmental entity for public purposes.		
Proposed Note:	This plat is restricted to 141,000 square feet of hospital use and a 240-bed nursing home facility which must be owned and operated by a governmental entity for public purposes.		

1. Land Use

Planning Council has reviewed this application and determined that the City of Pembroke Pines Comprehensive Plan is the effective land use plan. The plan designates the area covered by this plat for the uses permitted in the “Community Facilities” land use category. The existing and proposed hospital, and nursing home facility uses are in compliance with the permitted uses of the effective land use plan (**Exhibit 3**).

2. Municipal Review

The City of Pembroke Pines has submitted the Resolution No. 3816 dated April 4, 2023, supporting the application (**Exhibit 4**).

3. Access

Staff from the Highway Construction and Engineering Division and 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.

4. Concurrency – Transportation

This plat is located within the South-Central Transportation Concurrency Management Area, which is subject to Transportation Concurrency fees, as defined in Section 5-182.1(a)(1)a) of the Land Development Code. The proposed note amendment will be an increase of 614 trips per PM peak hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Non-Residential	905	1519
Difference	1,519-905 = 614	

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 Hollywood
Plant name:	Pembroke Pines (06/23)	Hollywood (09/22)
Design Capacity:	18.00 MGD	55.50 MGD
Annual Average Flow:	16.67 MGD	38.59 MGD
Estimated Project Flow:	0.0141 MGD	0.0141 MGD

Sufficient capacity exists at this time to serve the proposed development; however, approval of this plat note 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 Payment

Transportation Concurrency and administrative fees will be assessed during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Urban Planning Division, in accordance with the fee schedule specified in the Land Development Code and must be paid on the date of building permit issuance.

7. Environmental Review

The plat note amendment application has been reviewed by Environmental Permitting Division. The attached document provides recommendations to the developer regarding environmental permitting for the future development (**Exhibit 6**).

8. Archaeological and Historic Resource Review

This plat has been 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.

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. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist.

9. Aviation

The Broward County Aviation Department has no objections to this plat. However, this property is within close proximity to Broward County's North Perry Airport (HWO) and may need to be reviewed by Broward County and FAA to determine if the project is a hazard to aviation. The project is subject to compliance with Broward County Code of Ordinance's Chapter 5 (Building Regulations and Land Use) including Sec. 5-182.10 (Airports). The applicant should visit www.FLL.net/Airspacerreview to determine if the proposed project exceeds the height limitations in the Airport Airspace Imaginary Surfaces Composite Map. This project may also be subject to Federal Aviation Regulation Part 77. To initiate the Broward County Review, please contact AirspaceReview@Broward.org. To initiate the Federal Aviation Review, access the FAA Web Page at: <https://oeaaa.faa.gov>.

Additional information regarding the current and potential impact of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division at <https://www.broward.org/Airport/Business/NoiseInformation> or 954-359-2366. See BCAD Comments (**Exhibit 7**).

10. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat and provided no comments.

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

FINDINGS

Staff has 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 assure 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 **December 12, 2024**.
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.

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

AO