



Resilient Environment Department
URBAN PLANNING DIVISION

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DEVELOPMENT REVIEW REPORT FOR A NEW PLAT

Project Description			
Plat Name:	Skyrise Townhomes	Number:	031-MP-22
Application Type:	New Plat	Legistar Number:	24-213
Applicant:	Skyrise Plaza, LLC	Commission District:	1
Agent:	Pulice Land Surveyors, Inc.	Section/Twn./Range:	13/51/39
Location:	South of Pines Boulevard, between Southwest 184 th Avenue and Southwest 186 th Avenue	Platted Area:	6.7 Acre
Municipalities:	Pembroke Pines	Gross Area:	N/A
Previous Plat:	Sky Rise Plaza (Plat Book 176, Page 147)	Replat:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
FS 125.022 Waiver	An extension waiver was granted until March 8, 2024		
Recommendation:	APPROVAL		
Meeting Date:	March 7, 2024		

A location map showing the parcels designated within the plat for the purpose of assigning development entitlement is attached as **(Exhibit 2)**.

The Application is attached **(Exhibit 9)**. The Urban Planning Division (UPD) distributed the application to agencies for review as required by Section 5-181 of the Land Development Code.

Existing and Future Land Use	
Existing Use:	Vacant
Underlying plat development rights:	77,500 square feet of office and 2,500 square feet of restaurant on Tract A, and a Lake on Tract B
Proposed Use:	50 townhouse units on Parcel A, and 1.5 acres of conservation area on Parcel B
Plan Designation:	Commercial
Adjacent Uses	Adjacent Plan Designations
North: Commercial	North: Commercial
South: Single-family Residences	South: Low 2 (1-2 du/ac) Residential
East: Commercial/Warehouse	East: Commercial
West: Multi-family Residential	West: Irregular (7.9) Residential
Existing Zoning	Proposed Zoning
B-3 (General Business) & A (Agricultural)	R-TH (Residential Townhouse)

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 uses permitted in the “Commercial” land use category. The City of Pembroke Pines certified land use plan permits free-standing multi-family structures on parcels of land 10 acres or less in areas designated “Commercial” subject to the allocation of “flexibility units”. The city allocated 50 “flexibility units” to this plat on November 1, 2023, through Ordinance No. 2011. The proposed residential use is in compliance with the permitted uses and densities of the effective land use plan. Planning Council memorandum is attached (**Exhibit 3**).

2. Affordable Housing

The applicant proposes fewer than 100 additional units. Therefore, the development shown on this plat is not subject to Policy 2.16.2 of the Broward County Land Use Plan.

3. Trafficways

Trafficways approval is valid for 10 months, an approval was received on February 29, 2024.

4. Access

Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division reviewed the plat application and determined that its comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code, as shown in the attached memorandum (**Exhibit 4**). The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.

This project is located on Pines Boulevard. Florida Department of Transportation (FDOT) has issued a conditional approval 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 5**).

5. Concurrency – Transportation

This plat is located in the Southwest Standard District, which is subject to road impact fees, as defined in Section 5-182.1.(a)(1)b) of Land Development Code. The proposed generates a reduction of 147 Trips per PM Peak Hour.

	Existing Use Trips per PM Peak Hour	Proposed Use Trips per PM Peak Hour
Residential	0	31
Non-residential	178	0
Total	31-178= -147	

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	Pembroke Pines (F.W.D.C.)
Plant name:	Pembroke Pines Water Treatment Plant (07/22)	Pembroke Pines (PPI) (09/23)
Design Capacity:	18.00 MGD	9.50 MGD
Annual Average Flow:	14.626 MGD	7.10 MGD
Estimated Project Flow:	0.019 MGD	0.018 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.

7. Concurrency – Regional Parks

Broward County reviews all projects for Regional Park impacts (and only projects in the Broward Municipal Service Districts/unincorporated area for local park impacts.)

	Land Dedication (Acres)
Regional	0.375
Local	0

8. Concurrency - Public School

Based on student generation rate adopted by the School Board and incorporated into the Land Development Code, the proposed 50 townhouse units will generate 17 (8 elementary, 3 middle, and 6 high school) students. This plat will be subject to school impact fees (**Exhibit 6**).

9. Impact Fee Payment

All impact fees (school, park, administrative, and road impact fees) will be calculated by Urban Planning Division, Development and Environmental Review Section; assessed based on construction plans submitted for environmental review approval and must be paid on date of building permit issuance.

10. Environmental Review

This plat was reviewed by Environmental Permitting Division. See the attached environmental review report which provides recommendations to the developer regarding environmental permitting for the future development, (**Exhibit 7**).

Natural Resources Division notes that project site Tract B is a Conservation Area; wetland, forested wetland that is included in the protected natural land inventory, based on a review of the Protected Natural Lands Map.

11. 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.

12. Historic and Archaeological Resources

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.

The applicant is advised to contact Rick Ferrer, Historic Preservation Officer, Resilient Environment Department, Broward County at 1 North University Drive, Plantation, FL 33324 or by phone at (954) 357-9731 for additional information.

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. See the attached historic and archaeological comments (**Exhibit 8**).

13. Aviation

Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at: <http://oeaaa.faa.gov>.

14. Utilities

Florida Power and Light (FPL) and AT&T have been advised of this plat application and had no objections.

15. 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 Southwest Standard District, and this application satisfies the regional road network concurrency requirement as specified in Section 5-182(a)(1)(b) of the Land Development Code.
2. This plat has been reviewed by the School Board and satisfies the public-school concurrency requirements of Section 5-182.9(a)(1) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board (**Exhibit 6**).
3. 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.
4. This plat satisfies the regional park concurrency requirement of Section 5-182.7 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. Conditions attached in Highway Construction and Engineering Memorandum (**Exhibit 4**).
2. Place note on the face of the plat, preceding municipal official's signature, reading:

Concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

3. Place a note on this face of the plat reading:

- a. This plat is restricted to 50 townhouse units on Parcel A, and 1.5 acres of conservation area on Parcel B.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

- b. 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.
4. If this item is approved, the Mayor is authorized to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

[CLD]