

A request to amend the note on the plat has been filed with the Development and Environmental Regulation Division. This plat was approved by the County Commission on August 14, 2001, for 188,490 square feet of office use on 14.05 acres. The property is located on the south side of Pines Boulevard, between Southwest 160 Avenue and Southwest 155 Avenue, in the City of Pembroke Pines. The plat was recorded on December 3, 2002.

The current note, which was approved by the County Commission on March 20, 2007, restricts the plat as follows:

This plat is restricted to 112,650 square feet of office use and 53,000 square feet of commercial use. Commercial use is restricted to that portion of the plat labeled Parcels A-2 and A-3. The commercial use on Parcel A-2 is further restricted to less than 50% of the land area of the parcel and must be located within office buildings. Freestanding banks or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The applicant is requesting to amend the note to add 5,300 square feet of bank use while eliminating 28,650 square feet of office use and 7,500 square feet of commercial use. The requested note would read as follows:

This plat is restricted to 84,000 square feet of office use, 45,500 square feet of commercial use and 5,300 square feet of bank use. Parcel A-1 is restricted to office use (see attached legal description). Any commercial use on Parcel A-2 (see attached legal description) is further restricted to less than 50% of the land area of the Parcel and must be located within office/bank buildings. Commercial, office, and bank uses are permitted on Parcel A-3 (see attached legal description.) Additional freestanding banks or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increase impacts.

This request was evaluated by the Reviewing Agencies. The attached memorandum from the Broward County Planning Council indicates that the effective land use plan designates the area covered by this plat for the uses permitted in the "Office Park" (Parcel A-1) and "Employment Center - Low" (Parcels A-2 and A-3) land use categories. The proposed office and bank uses are in compliance with the permitted uses of the effective land use plan. Further, the proposed commercial use on Parcel A-2 is in compliance with the uses of the effective land use plan.

The City applied the 20% "Employment Center-to-Commercial" rule to Parcel A-3. Therefore, the proposed commercial uses on Parcel A-3 are in compliance with the permitted uses of the effective land use plan. The allocation of "flexibility" is not subject to Policy 13.01.10 of the Broward County Land Use Plan as the parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward Comprehensive Plan, and is not located adjacent to another municipality.

The Aviation Department has advised the applicant that any proposed construction on this property with a height exceeding 200 feet 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. Any questions regarding this should be directed to the Aviation Department (954-359-2291). To initiate the Federal Aviation Review, access the FAA Web page at: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

Comments from the Historical Commission are attached.

The Natural Resources Planning and Management Division has reviewed this request and at this time, this site is not included in the Conservation Land, Green Space or Open Space Inventory, and is not adjacent to a site in the Inventory. The Environmental Review Report, coordinated by the Development and Environmental Regulation Division, is attached.

The attached correspondence from the City of Pembroke Pines indicates no objections to this request.

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code. This plat is located in the Southwest Concurrency District, which is subject to road concurrency and road impact fees, and this request, which represents an increase of 123 pm peak hour trips, does not satisfy the regional road network concurrency requirement of Section 5-182(a)(5) of the Broward County Land Development Code. The proposed development impacts the following road segments:

Pines Boulevard – Southwest 278 Avenue to Flamingo West Drive

<u>Segment</u>	<u>Project Trips</u>	<u>Overcapacity Trips</u>
1652	3 T/PH	109 T/PH
831	4 T/PH	730 T/PH
1704	4 T/PH	762 T/PH
832	38 T/PH	1,805 T/PH
833	21 T/PH	3,617 T/PH
834	7 T/PH	1,593 T/PH

Miramar Parkway – Southwest 160 Avenue to Southwest 148 Avenue

<u>Segment</u>	<u>Project Trips</u>	<u>Overcapacity Trips</u>
1655	1 T/PH	1,165 T/PH
1165	1 T/PH	1,097 T/PH

Southwest 160 Avenue – 0.13 mile north of Sheridan Street to Sheridan Street

<u>Segment</u>	<u>Project Trips</u>	<u>Overcapacity Trips</u>
1668	1 T/PH	1,737 T/PH

<u>Segment</u>	<u>Project Trips</u>	<u>Overcapacity Trips</u>
1705	3 T/PH	273 T/PH

This item was deferred from the meeting of April 14, 2009, at the applicant's request in order to address this issue. The developer has conceptually agreed to pay a proportionate share towards the County's project to extend Pembroke Road over I-75; however, as of this writing, the required tri-party concurrency agreement has not yet been submitted. The deferral fee of \$166.00 must be paid prior to recordation of the note amendment.

Impact fee obligations for existing development on the property have been satisfied through credit from the Multi-Party Pines Boulevard Agreement and through the payment of road impact fees. The additional peak hour trips generated for any unbuilt uses will be assessed road impact fees in accordance with the current fee schedule during the review of construction plans submitted for County Environmental Review Approval.

If the Commission approves this request, the applicant must accomplish the following:

- 1) Pay the deferral fee prior to recordation of the note amendment: and
- 2) Record a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **December 1, 2010**.

The revised note must also include language stating the following:

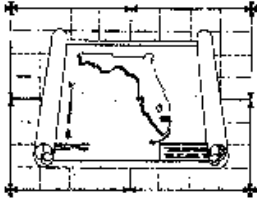
- A) If a building permit for a principal building for the bank use (excluding dry models, sales and construction offices) and first inspection approval are not issued by **December 1, 2014**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- B) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **December 1, 2014**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing

evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

However, staff recommends **DENIAL** of this request since the traffic concurrency issues are still unresolved and this request is at the end of the six month deferral process. The applicant is advised that this application may be reinstated through the Action Plan process pursuant to Section 5-181(k) of the Land Development Code and to consult with staff regarding this matter.

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

DD:AS



## BROWARD COUNTY PLANNING COUNCIL

115 SOUTH ANDREWS AVENUE, ROOM 307, FORT LAUDERDALE, FLORIDA 33301

TO: David M. Danovitz, AICP, Assistant Director  
Development and Environmental Regulation Division  
Broward County Environmental Protection and Growth Management Department

FROM: Henry A. Sniezek, AICP, Executive Director

RE: Delegation Request for 15500 Pines Boulevard Replat  
(071-MP-99) City of Pembroke Pines

DATE: April 3, 2009

This memorandum updates our previous comments regarding the referenced plat dated March 31, 2009.

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat as follows:

FROM: This plat is restricted to 112,650 square feet of office use and 53,000 square feet of commercial use. Commercial use is restricted to that portion of the plat labeled Parcels A-2 and A-3. The commercial use on Parcel A-2 is further restricted to less than 50% of the land area of the Parcel and must be located within office buildings.

TO: This plat is restricted to 84,000 square feet of office use, 45,500 square feet of commercial use and 5,300 square feet of bank use. Parcel A-1 is restricted to office use (see attached legal description). Any commercial use on Parcel A-2 (see attached legal description) is further restricted to less than 50% of the land area of the Parcel and must be located within office/bank buildings. Commercial, office, and bank uses are permitted on Parcel A-3 (see attached legal description).

The Future Land Use Element of the City of Pembroke Pines Comprehensive Plan is the effective land use plan for the City of Pembroke Pines. That plan designates the area covered by this plat for the uses permitted in the "Office Park" (i.e., the eastern 8.28 gross acres or Parcel A-1) and "Employment Center - Low" (i.e., the western 10.0 gross acres or Parcels A-2 and A-3) land use categories. This plat is generally located on the south side of Pines Boulevard, between Southwest 148 Avenue and Dykes Road (Southwest 160 Avenue).

The proposed office and bank uses are in compliance with the permitted uses of the effective land use plan. Further, the proposed commercial use on Parcel A-2 is in compliance with the uses of the effective land use plan.

Regarding the proposed commercial uses on Parcel A-3, Planning Council staff has received written confirmation that the City applied the 20% "Employment Center-to-Commercial" rule to this portion of plat, which would permit retail uses as a principal use. Therefore, the proposed commercial uses on Parcel A-3 are in compliance with the permitted uses of the effective land use plan.

---

TELEPHONE: (954) 357-6695 FAX: (954) 357-6685

World Wide Web: <http://www.co.broward.fl.us/landuse>

**15500 Pines Boulevard Replat**  
**April 3, 2009**  
**Page Two**

Please note that this allocation of “flexibility” is not subject to Policy 13.01.10 of the Broward County Land Use Plan as the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan, and is not located adjacent to another municipality.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

HAS:MEG

cc: Charles F. Dodge, City Manager  
City of Pembroke Pines

David H. Frank, Director, Administrative Services  
City of Pembroke Pines



Broward County Historical Commission  
151 SW. 2<sup>nd</sup> Street Fort Lauderdale, Florida 33301  
Tel: 954 765 4671 Fax: 954 765 4437

March 11, 2009

Annette Stravino  
Broward County, Florida  
Dev. & Enviro Regulation Division

**Comments for Plat Report:  
15500 Pines Blvd. Replat, Plat No. 071-MP-99**

Annette Stravino,

The Broward County Historical Commission has had opportunity to review material for **15500 Pines Blvd. Replat, Plat No. 071-MP-99**, generally located south of Pines Blvd, west of SW 155<sup>th</sup> Ave, Section 16, Township 51s, Range 41e, City of Pembroke Pines, Broward County, Florida.

Review of archive materials (aerial photography, topographical maps, etc) located at the Broward County Historical Commission, as well as the Florida Master Site File (2008) and other resources indicates that no archaeological or historical cultural resources are located within the boundaries of the plat, furthermore; it is unlikely that proposed development will impact any significant cultural resources.

If in the event that any unanticipated archaeological features or artifacts are discovered, the Broward County Historical Commission *shall* be notified within twenty four (24) hours of the discovery and sufficient time should be provided to allow proper recordation, recovery, or preservation of the find (Broward Co. Florida Ord. 92-38).

If in the event that any unmarked human burial remains are discovered then work in the vicinity of the burial find is to halt immediately until a determination can be made, in accordance with State Statutes Chapter 872, by either the state archaeologist or the county medical examiner as to jurisdiction, custody and disposition of the remains. Should this occur this office is to be contacted immediately to facilitate the coordination of the find.

Please feel free to call the Historical Commission with any questions or for consultant contact information.

Sincerely,

Matthew De Felice  
County Archaeologist

**Broward County Board of County Commissioners**

Josephus Eggelletion, Jr. • Stacy Ritter • Sue Gunzburger • Kristin D. Jacobs • Ilene Lieberman • John E. Rodstrom, Jr. • Ken Keechl • Diana Wasserman-Rubin • Lois Wexler

[www.broward.org](http://www.broward.org)

**ENVIRONMENTAL REVIEW AND COMMENTS REPORT  
TO THE DEVELOPMENT AND ENVIRONMENTAL REGULATION DIRECTOR**

**Application:**           **Delegation Request** (To amend the note to reduce 28,650 square feet of office use, to reduce 7,500 square feet of commercial use and to add 5,300 square feet of bank use.)

**File Number:**       **071-MP-99**

**Project Name:**      **15500 Pines Boulevard Replat**

**Comments Due:**     **March 10, 2009/Updated October 29, 2009**

**Development Type:** **Office** (84,000 Square Feet), **Commercial** (45,500 Square Feet and 5,300 Square Feet of Bank Use)

The Development and Environmental Regulation Division of the Broward County Environmental Protection and Growth Management Department has coordinated with other divisions in this department to provide the following comments on the above referenced plat:

**Surface Water Management**

This plat is located in the city of Pembroke Pines and is in the South Broward Drainage District. Surface water management plans for this plat must meet the criteria of the Drainage District. A surface water management permit must be obtained from this District prior to any construction.

**Wastewater Review**

Wastewater Treatment Plant:	<b>Pembroke Pines</b>
Flow Data:	<b>As of 8/09</b>
EPD Licensed Capacity	<b>9.5000 MGD</b>
12 Month Average Flow:	<b>7.0400 MGD</b>
Existing Flow Reserved by Building Permit:	<b>0.1050 MGD</b>
Total Committed Flow:	<b>7.1450 MGD</b>
Estimated Project Flow:	<b>0.0219 MGD</b>

The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding or altering either a gravity sanitary sewer, a sanitary force main or a pump station.

**Natural Resources Preservation**

This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.

See the attached Conceptual Dredge and Fill Review Report. An Environmental Resource License, No. DF93-1131B, was issued on November 5, 1993, and this license expired on November 5, 1998. All wetland impacts associated with the license have been completed.

The Aquatic and Wetlands Resources Section of the Development and Environmental Regulation 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 Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Aquatic and Wetlands Resources Section.

Page 2

071-MP-99 15500 Pines Boulevard Replat

This plat is subject to the City of Pembroke Pines' Tree Preservation Code for tree removal, relocation, and/or replacement.

At this time, this site is not included in the Conservation Land, Green Space or Open Space Inventory, and is not adjacent to a site in the Inventory.

**Additional Comments Addressing Certain Environmental Protection Actions Needing to be Taken to Implement the Project**

1. A Storage Tank License may be required if there will be fuel storage associated with an emergency generator system. Contact the Pollution Prevention, Remediation and Air Quality Division for specific license requirements.
2. Any discharges to ground or surface waters, excluding stormwater, will require review and approval from the Water Engineering and Licensing Section of the Development and Environmental Regulation Division prior to discharge.
3. An Environmental Resource License may be required for any excavation or filling of existing wetlands, lakes, or canals or any other activities regulated under Article XI of the Natural Resource Protection Code which were not permitted and completed under License No. DF93-1131B, issued on November 5, 1993. Contact the Aquatic and Wetlands Resources Section of the Development and Environmental Regulation Division for specific license requirements
4. The subject plat is in the vicinity of a known contaminated site and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Pollution Prevention, Remediation and Air Quality Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the this Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Pollution Prevention, Remediation and Air Quality Division must approve any dewatering activities at the subject location.
5. Wastewater receiving lift stations and force mains are critical components to the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. Contact the Water Engineering and Licensing Section of the Development and Environmental Regulation Division at 954-519-1483.

---

Be advised that approval of a delegation request does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of Building Permit approval. Connections to such systems are approved by the Environmental Review Section of the Development and Environmental Regulation Division as a prerequisite to, and just prior to, approval of Building Permits by the appropriate Building Department for any structures that are to be built on the platted site. These comments do not indicate a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.





## Stravino, Annette

---

**From:** Stamm, Michael [mstamm@ppines.com]  
**Sent:** Wednesday, April 01, 2009 10:37 AM  
**To:** Stravino, Annette  
**Cc:** Gladys Digirolamo; Frank, Dave  
**Subject:** RE: 15500 Pines Blvd. Replat

Annette,

The proposed change is consistent with our approvals to date. We have no objection to the revised note.

**MICHAEL D. STAMM JR.**

Assistant Planner, City of Pembroke Pines

954.435.6513 (Office) • 954.435.6546 (Fax) • [mstamm@ppines.com](mailto:mstamm@ppines.com)



Please consider the environment before printing this email.

---

**From:** Stravino, Annette [mailto:[ASTRAVINO@broward.org](mailto:ASTRAVINO@broward.org)]  
**Sent:** Wednesday, April 01, 2009 8:55 AM  
**To:** Stamm, Michael  
**Subject:** RE: 15500 Pines Blvd. Replat

Mike,

This is to follow up on our conversation of 3/31/09. The note proposed by the applicant has changed slightly from the original proposal. The note will now read as follows:

This plat is restricted to 84,000 square feet of office use, 45,500 square feet of commercial use and 5,300 square feet of bank use. **Parcel A-1 is restricted to office use.** Commercial use is restricted to that portion of the plat labeled Parcels A-2 and A-3. The commercial use on Parcel A-2 is further restricted to less than 50% of the land area of the Parcel and must be located within office buildings.

Please confirm that the city still has no objections to the note as proposed.

Regards,  
Annette

Annette M. Stravino  
Development & Environmental Regulation Division  
115 S. Andrews Ave., Room A240  
Phone (954) 357-6546  
Fax (954) 357-6521  
([astravino@broward.org](mailto:astravino@broward.org))

The City of Pembroke Pines is a public entity subject to Chapter 119 of the Florida statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records.



# City of Pembroke Pines



Frank C. Ortis, Mayor  
Carl Shechter, Vice-Mayor  
Charles F. Dodge, City Manager

Angelo Castillo, Commissioner  
Jack McCluskey, Commissioner  
Iris A. Siple, Commissioner

January 22, 2009

Mr. David Danovitz, Development Management Director  
Broward County Office of Planning  
115 S. Andrews Avenue, Room A240  
Fort Lauderdale, Florida 33301

Re: Delegation Request/Plat note amendment for 15500 Pines Blvd. Replat

Dear Mr. Danovitz:

Please be advised that the City of Pembroke Pines does not object to the plat note changes below subject to satisfying Broward County concurrency requirements:

**FROM:** "The plat is restricted to 112,650 square feet of Office Use and 53,000 square feet of commercial use. Commercial use is restricted to that portion of the plat labeled Parcels A-2 and A-3 on the attached sketches. The commercial use on Parcel A-2 is further restricted to less than 50% of the land area of the Parcel and must be located within the office buildings. Freestanding banks or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts."

**TO:** "The plat is restricted to 84,000 square feet of Office Use, 45,500 square feet of commercial use and 5,300 square feet of Bank Use. Commercial use is restricted to that portion of the plat labeled Parcels A-2 and A-3 on the attached sketches. The commercial use on Parcel A-2 is further restricted to less than 50% of the land area of the Parcel and must be located within the office buildings. Additional freestanding banks or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts."

The proposed changes are consistent with the motions by the City Commission on October 18, 2006, to approve the delegation request subject to Broward County concurrency requirements, and a 20% flexibility rule conversion request from employment center-low to commercial for 1.98 acres of the plat subject to Broward County Planning Council recertification of the City's Future Land Use plan map.

Please note that 83,360 square feet of office use and 45,143 square feet of commercial use exist on the subject plat. If you have any questions or require additional information in this regard, please contact Michael Stamm, Assistant Planner at 954-435-6513.

Sincerely,

David H. Frank  
Administrative Services Director

DHF/mds

Board of County Commissioners, Broward County, Florida  
 Environmental Protection and Growth Management Department  
 Development Management Division  
**Application to Amend or Revise Level of Approved Development**

**INSTRUCTIONS**

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in black ink.

**PROJECT INFORMATION**

Plat Name 15500 Pines Boulevard Replat  
 Plat Number 071-MP-99 Plat Book - Page 172/33 (If recorded)  
 Owner/Applicant 15500 Pines Boulevard, LLC Phone 954-753-1730  
 Address 1600 Sawgrass Corp. Pkwy City Sunrise State FL Zip Code 33323  
 Owner's E-mail Address gladys.digirolamo@glhomes.com Fax # 954-575-5212  
 Agent 15500 Pines Boulevard, LLC Phone 954-753-1730  
 Contact Person Gladys DiGirolamo  
 Address same City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Agent's E-mail Address same Fax # \_\_\_\_\_

**PROPOSED CHANGES**

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary)

Current note for entire plat \_\_\_\_\_  
See attached

Proposed note for entire plat \_\_\_\_\_  
See attached

Has 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.

Does the note change represent a change in Trips?  Increase  Decrease  No Change  
 Does the note represent a major change in Land Use?  Yes  No

If there is a question as to whether the note amendment represents a change in Trips, or whether it is considered a major change in Land Use, please consult with Development Management Staff.

Estimate or state the total number of on-site parking spaces to be provided SPACES 449 existing

Number of seats for any proposed restaurant or public assembly facility including places of worship. SEATING N/A

Number of students for a day care center or school. STUDENTS N/A

**SCHOOL CONCURRENCY (Residential Submission Only)**

Does this application generate less than one (1) student?  Yes  No  
 Is this application exempt or vested pursuant to criteria in the Land Development Code?  Yes  No

If the answers to both questions are "No", please see reverse side for residential application submittal requirements.

Is this application part of an approved Declaration of Restrictive Covenant or part of an approved tri-party agreement with the School Board?  Yes  No

If "Yes," please see reverse side, Required Documentation, for residential application submittal requirements.

Will project be served by an approved potable water plant? If YES, state name and address.  Yes  No  
City of Pompano Pines

Will project be served by an approved sewage treatment plant? If YES, state name and address.  Yes  No  
City of Pompano Pines

Are on-site wells for potable water currently in use or proposed?  Yes  No  
 If YES, see reverse side of this form for additional required documentation.

Are septic tanks currently in use or proposed?  Yes  No  
 If YES, see reverse side of this form for additional required documentation.

Reasons for this request. (Attach additional sheet if necessary) to add a freestanding drive-through bank building.

Please see reverse side for Required Documentation and Owner/Agent Certification

**REQUIRED DOCUMENTATION-All copies of plats, site plans, surveys or drawings must be folded to a size approximately 9" X 12"**

For major changes in Land Use and/or increases in DENSITY or INTENSITY which may include Trips, Students, Square Footage, and Number of Dwelling Units, the following must be submitted.

- Twenty-two (22) folded copies of the plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- A current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed. *N/A*
- A check made payable to the Broward County Board of County Commissioners for the application fees. Please consult the Development Permit Application Fee Schedule.
- A signed and sealed sketch and legal description for any new parcel or tract created by the application. *N/A*

For decreases in Trips, no changes in Trips, or no major change in Land Use; the following items must be submitted.

- Six (6) folded copies of the plat.
- Letter of approval from the applicable municipality specifically stating the precise note language.
- A check made payable to the Broward County Board of County Commissioners for the application fees. Please consult the Development Permit Application Fee Schedule.

For residential application submission only

- Written documentation that the Public School Impact Application (PSIA) and application fee has been accepted by the Broward County School Board (if answers to the questions about School Concurrency on the reverse side of this form are "No"). If the application is subject to an approved Declaration of Restrictive Covenant or tri-party agreement, provide written evidence from the School Board that the application is consistent with said agreement.

**REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS**

Are there any existing structures on the plat and/or parcel that is currently being amended? Yes or No? If "Yes", you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that 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 is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
OFFICE	83,360	current	YES	NO	NO
EMPLOYMENT CENTER LOW	46,143	current	YES	NO	NO

*See City letter*

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

**OWNER/AGENT CERTIFICATION**

State of FLORIDA  
 County of BROWARD

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

Signature of owner/agent Kevin Ratterree  
 Sworn and subscribed to before me this 27 day of JANUARY  
 by KEVIN RATTERREE

Has presented \_\_\_\_\_  
 Signature of Notary Public Annette Arroyo  
 Type or Print Name ANNETTE ARROYO

ANNETTE MARIE ARROYO  
 Notary Public - State of Florida  
 My Commission Expires Nov 6, 2009  
 Commission # DD 482952  
 As Identification  
 Bonded By National Notary Assn.

**FOR DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Time 9:30 Application Date 2/12/09 Acceptance Date 2/23/09  
 Comments Due 3/10/09 C.C. Mtg. Date 4/14/09 Fee \$ 1785-

Plats  Survey  Site Plan  City Letter  Agreements

Other Attachments (Describe) \_\_\_\_\_  
 Title of Request amend note  
 Distribute to:  Full Review  Planning Council  School Board  Land Use & Permitting  
 Health Department (on septic tanks and/or wells)  Zoning Code Services (unincorporated area only)  
 Planning Services (unincorporated area only)  Other \_\_\_\_\_

Comments \_\_\_\_\_  
 Adjacent City NONE Received by SMH

***Existing Plat Note:*** This plat is restricted to 112,650 square feet of office use and 53,000 square feet of commercial use. Commercial use is restricted to that portion of the plat labeled Parcels A-2 and A-3. The commercial use on Parcel A-2 is further restricted to less than 50% of the land area of the Parcel and must be located within office buildings. Freestanding banks or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

***Proposed Plat Note:*** This plat is restricted to 84,000 square feet of office use, 45,500 square feet of commercial use and 5,300 square feet of bank use. Parcel A-1 is restricted to office use. Commercial use is restricted to that portion of the plat labeled Parcels A-2 and A-3. The commercial use on Parcel A-2 is further restricted to less than 50% of the land area of the Parcel and must be located within office buildings. Additional freestanding banks or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

# PARCEL A-1



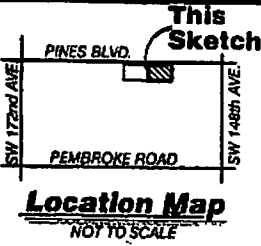
**STONER & ASSOCIATES, INC.**

SURVEYORS - MAPPERS  
Florida Licensed Survey  
and Mapping Business No. 6633

4341 S.W. 62nd Avenue  
Davie, Florida 33314

Tel. (954) 585-0997  
Fax (954) 585-3927

RECORDING AREA

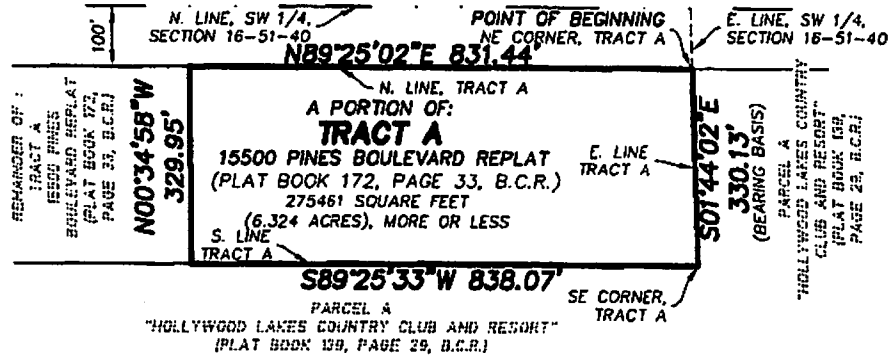


**SKETCH OF DESCRIPTION FOR:**

**A Portion of:**  
**TRACT A, 15500 PINES BOULEVARD REPLAT**  
**PLAT BOOK 172, PAGE 33, B.C.R.**  
**CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA**

**Land Use:**  
**Office**  
( PARCEL A-1 )

**PINES BOULEVARD**  
(HOLLYWOOD BOULEVARD / S.R. No. 820)



**LEGAL DESCRIPTION:**

A parcel of land being a portion of Tract A of "15500 Pines Boulevard Replat" according to the plat thereof, as recorded in Plat Book 172, Page 33 of the Public Records of Broward County, Florida, said lands being more particularly described as follows:

BEGIN at the Northeast corner of said Tract A;  
Thence S.01 44'02"E. along the East line of said Tract 'A', a distance of 330.13 feet to the Southeast corner of said Tract A;  
Thence S.89 25'33"W. along the South line of said Tract A', a distance of 838.07 feet;  
Thence N.00 34'58"W., 329.95 feet to a point on the North line of said Tract A;  
Thence N.89 25'02"E. along said North line a distance of 831.44 feet to the POINT OF BEGINNING.

Said lands situate, lying and being within the City of Pembroke Pines, Florida, containing 275461 Square Feet, (6.324 Acres) More or Less.

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT © 2004

**NOTES:**

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON S.01'44'02"E., ALONG THE EAST LINE OF TRACT A, 15500 PINES BOULEVARD REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.

**LEGEND**

- P.B. . . . . PLAT BOOK
- PG. . . . . PAGE
- B.C.R. . . . . BROWARD COUNTY RECORDS
- L.B. . . . . LICENSED BUSINESS
- U.E. . . . . UTILITY EASEMENT
- D.E. . . . . DRAINAGE EASEMENT
- O.R.B. . . . . OFFICIAL RECORDS BOOK
- R/W. . . . . RIGHT-OF-WAY
- € . . . . . CENTERLINE

W.O. 07-0012

**CERTIFICATE:**

IT IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

**Richard G. Crawford, Jr.**

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
2/6/07	THK	RGC	N/A

**SEAL**  
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

05-6846

# PARCEL A-2



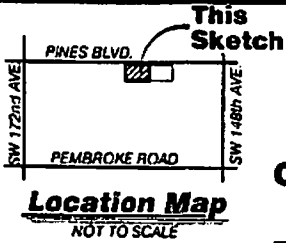
**STONER & ASSOCIATES, INC.**

**SURVEYORS - MAPPERS**  
Florida Licensed Survey  
and Mapping Business No. 6633

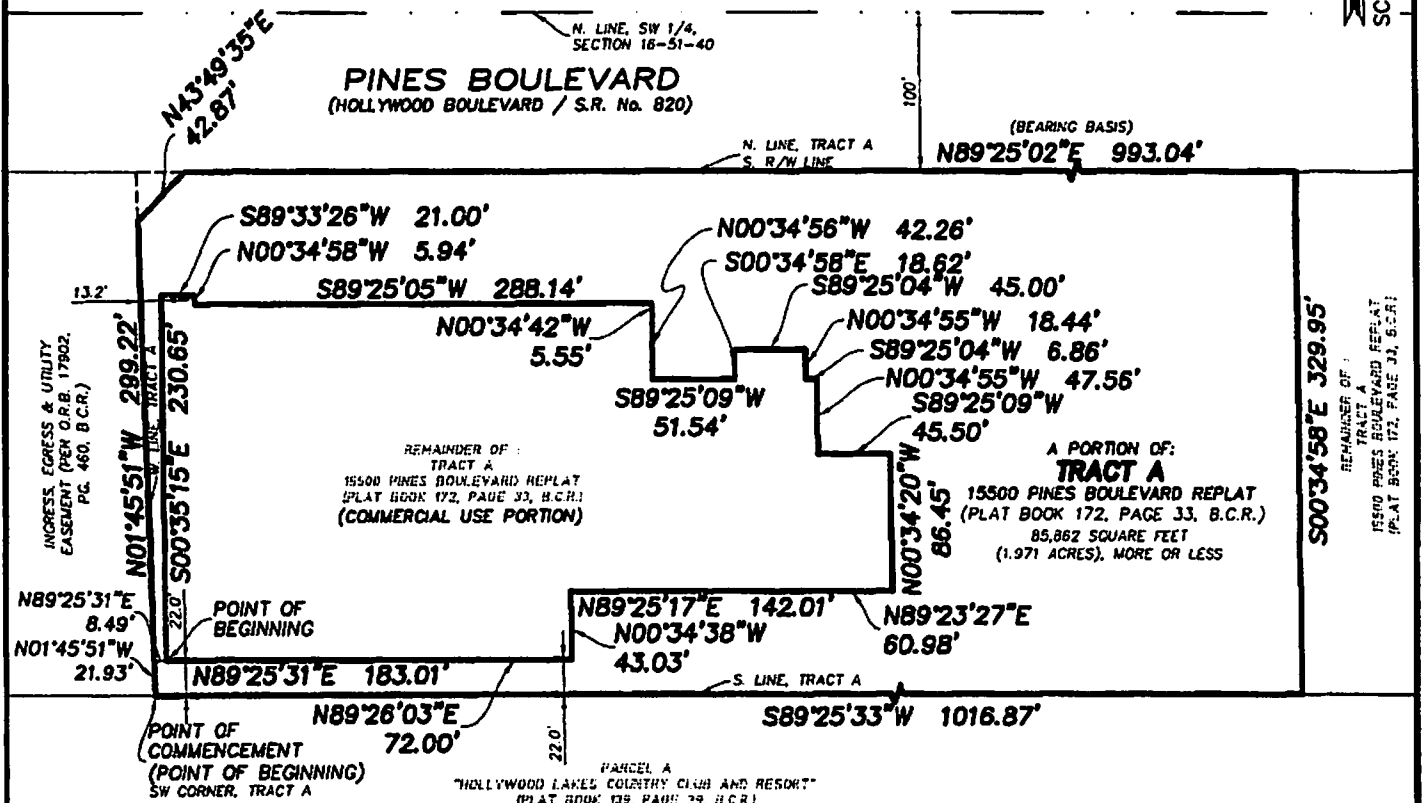
4341 S.W. 62nd Avenue  
Davie, Florida 33314

Tel. (954) 585-0997  
Fax (954) 585-3927

RECORDING AREA



**SKETCH OF DESCRIPTION FOR:**  
**A Portion of:**  
**TRACT A, 15500 PINES BOULEVARD REPLAT**  
**PLAT BOOK 172, PAGE 33, B.C.R.**  
**CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA**  
**Land Use:**  
**Employment Center Low, Less Flex Commercial**  
(PARCEL A-2)



THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT © 2007

**CERTIFICATE:**  
THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

**Richard G. Crawford, Jr.**  
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

DATE OF SKETCH: 2/8/07	DRAWN BY THK	CHECKED BY RGC	FIELD BOOK N/A
---------------------------	-----------------	-------------------	-------------------

W.O. 07-0012

**SEAL**  
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

05-6846



**STONER & ASSOCIATES, INC.**

4341 S.W. 62nd Avenue  
Davie, Florida 33314

**SURVEYORS - MAPPERS**  
Florida Licensed Survey  
and Mapping Business No. 6633

Tel. (954) 585-0997  
Fax (954) 585-3927

RECORDING AREA

**LEGAL DESCRIPTION FOR:** *PARCEL A-2*  
**A Portion of:**  
**TRACT A, 15500 PINES BOULEVARD REPLAT**  
**PLAT BOOK 172, PAGE 33, B.C.R.**  
**CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA**  
**Land Use:**  
**Employment Center Low, Less Flex Commercial**

**LEGAL DESCRIPTION:**

A parcel of land being a Portion of Tract A of "15500 Pines Boulevard Replat" according to the plat thereof, as recorded in Plat Book 172, Page 33 of the Public Records of Broward County, Florida, said lands being more particularly described as follows:

BEGIN at the SW Corner of said TRACT A;  
Thence N.01°45'51"W., along the West line of said TRACT A, a distance of 299.22 feet;  
Thence N.43°49'35"E., a distance of 42.87 feet to a point on the North line of said Tract A;  
Thence N.89°25'02"E., along said North line, a distance of 993.04 feet;  
Thence S.00°34'58"E., a distance of 329.95 feet to a point on the South line of said Tract A;  
Thence S.89°25'33"W., along said South line, a distance of 1016.87 feet to the POINT OF BEGINNING.

Less the following described parcel of land:

COMMENCE at the SW Corner of said TRACT A;  
Thence N.01°45'51"W., along the West line of said TRACT A, a distance of 21.93 feet;  
Thence N.89°25'31"E., a distance of 8.49 feet to the POINT OF BEGINNING;  
Thence continue N.89°25'31"E., a distance of 183.01 feet;  
Thence N.89°26'03"E., a distance of 72.00 feet;  
Thence N.00°34'38"W., a distance of 43.03 feet;  
Thence N.89°25'17"E., a distance of 142.01 feet;  
Thence N.89°23'27"E., a distance of 60.98 feet;  
Thence N.00°34'20"W., a distance of 86.45 feet;  
Thence S.89°25'09"W., a distance of 45.50 feet;  
Thence N.00°34'55"W., a distance of 47.56 feet;  
Thence S.89°25'04"W., a distance of 6.86 feet;  
Thence N.00°34'55"W., a distance of 18.44 feet;  
Thence S.89°25'04"W., a distance of 45.00 feet;  
Thence S.00°34'58"E., a distance of 18.62 feet;  
Thence S.89°25'09"W., a distance of 51.54 feet;  
Thence N.00°34'56"W., a distance of 42.26 feet;  
Thence N.00°34'42"W., a distance of 5.55 feet;

**LEGAL DESCRIPTION: (CONTINUED)**

Thence S.89°25'05"W., a distance of 288.14 feet;  
Thence N.00°34'58"W., a distance of 5.94 feet;  
Thence S.89°33'26"W., a distance of 21.00 feet;  
Thence S.00°35'15"E., a distance of 230.65 feet to the POINT OF BEGINNING.

Said lands sitate, lying and being within the City of Pembroke Pines, Florida, containing 284,072 Square Feet, (6.520 Acres) More or Less.

**NOTES:**

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.89°25'02"E., ALONG THE NORTH LINE OF TRACT A, 15500 PINES BOULEVARD REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT © 2007

W.O. 07-0012

SHEET 2 OF 2

SKETCH  
NO. 05-6846





**STONER & ASSOCIATES, INC.**

**SURVEYORS - MAPPERS**

Florida Licensed Survey  
and Mapping Business No. 6633

4341 S.W. 62nd Avenue  
Davie, Florida 33314

Tel. (954) 585-0997

Fax (954) 585-3927

RECORDING AREA

**SKETCH OF DESCRIPTION FOR:**

**Commercial Use Portion Of:  
Fountain Square**

PARCEL A-3

A Portion of:

**TRACT A, 15500 PINES BOULEVARD REPLAT  
PLAT BOOK 172, PAGE 33, B.C.R.  
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA**

**LEGAL DESCRIPTION:**

A parcel of land being a Portion of Tract A of "15500 Pines Boulevard Replat" according to the plat thereof, as recorded in Plat Book 172, Page 33 of the Public Records of Broward County, Florida, said lands being more particularly described as follows:

Commence at the SW Corner of said TRACT A;  
Thence N.01°45'51"W., along the West line of said TRACT A, a distance of 21.93 feet;  
Thence N.89°25'31"E., a distance of 8.49 feet to the POINT OF BEGINNING;  
Thence continue N.89°25'31"E., a distance of 183.01 feet;  
Thence N.89°26'03"E., a distance of 72.00 feet;  
Thence N.00°34'38"W., a distance of 43.03 feet;  
Thence N.89°25'17"E., a distance of 142.01 feet;  
Thence N.89°23'27"E., a distance of 60.98 feet;  
Thence N.00°34'20"W., a distance of 86.45 feet;  
Thence S.89°25'09"W., a distance of 45.50 feet;  
Thence N.00°34'55"W., a distance of 47.56 feet;  
Thence S.89°25'04"W., a distance of 6.86 feet;  
Thence N.00°34'55"W., a distance of 18.44 feet;  
Thence S.89°25'04"W., a distance of 45.00 feet;  
Thence S.00°34'58"E., a distance of 18.62 feet;  
Thence S.89°25'09"W., a distance of 51.54 feet;  
Thence N.00°34'56"W., a distance of 42.26 feet;  
Thence N.00°34'42"W., a distance of 5.55 feet;  
Thence S.89°25'05"W., a distance of 288.14 feet;  
Thence N.00°34'58"W., a distance of 5.94 feet;  
Thence S.89°33'26"W., a distance of 21.00 feet;  
Thence S.00°35'15"E., a distance of 230.65 feet to the POINT OF BEGINNING.

Said lands sitate, lying and being within the City of Pembroke Pines, Florida, containing 85,862 Square Feet, (1.971 Acres) More or Less.

**NOTES:**

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.89°25'02"E., ALONG THE NORTH LINE OF TRACT A, 15500 PINES BOULEVARD REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT © 2007

W.O. 07-0012

SHEET 2 OF 2

STONER  
NO. 05-6846