

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 May 21, 1996, for commercial uses, a hotel and self storage use on 23.61 acres. The property is located on the south side of Sheridan Street, east of I-75 in the City of Pembroke Pines. The plat was recorded on October 8, 1997. The property is part of the Pembroke Meadows Development of Regional Impact (DRI).

The current note, which was approved by the County Commission on April 13, 2004, restricts the plat as follows:

This plat is restricted to 114,651 square feet of commercial use on Parcel C-1 (Described in Schedule 1); and 110 limited service hotel rooms, 90,000 square feet of self storage use and 29,811 square feet of commercial use on Parcel C-2 (Described in Scheduled 2). Commercial/retail uses are not permitted within the self storage use. Bank uses 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 now requesting to amend the note to add 28,349 square feet of commercial use to Parcel C-1. The requested note reads as follows:

This plat is restricted to 143,000 square feet of commercial use on Parcel C-1 (Described in Schedule 1); and 110 limited service hotel rooms, 90,000 square feet of self storage use and 29,811 square feet of commercial use on Parcel C-2 (Described in Scheduled 2). Commercial/retail uses are not permitted within the self storage use. Freestanding banks or banks with drive-thru facilities are not permitted within the plat without the approval of the Board of County Commissioners who shall review and address these uses for increased 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 "Commercial" and "Irregular (3.1) Residential" land use category and that this proposal is in compliance with the permitted uses of the effective land use plan. It should be noted that the City applied the "5% Residential-to-Commercial" flexibility rule to the easternmost portion of Parcel C-1 and all of Parcel C-2 in January 1997. The allocation of "flexibility" is not subject to Policy 13.01.10 of the Broward County Land Use Plan as the allocation was approved prior to the Policy's effective date.

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>

The attached comments from the Historical Commission indicate that there is little potential for the discovery of unrecorded archaeological and/or historical cultural resources within the proposed project boundary.

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 City of Pembroke Pines has issued a letter stating that they do not object to this request and that the request is consistent with the development order for the DRI.

This request represents an increase of 108 peak hour trips. This plat with the amended note satisfies the regional road network concurrency requirement of Section 5-182(a)(4)a) and the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code. No additional road impact or transit concurrency fees are required for this plat since they are covered by DRI fair share requirement for regional roads.

Staff recommends **APPROVAL** of this request provided the applicant accomplishes the following:

- 1) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **August 31, 2011**.

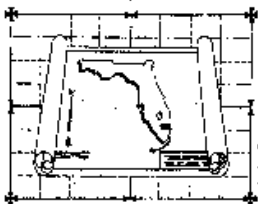
The revised note must also include language stating the following:

- A) If a building permit for a principal building for the additional 28,349 square feet of commercial use on Parcel C-1 (excluding dry models, sales and construction offices) and first inspection approval are not issued by **August 31, 2015**, 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 **August 31, 2015**, 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.

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.

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 Pembroke Falls Parcel C Plat
(045-MP-95) City of Pembroke Pines

DATE: July 27, 2010

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 114,651 square feet of commercial on Parcel C-1 and 110 limited service hotel rooms, 90,000 square feet of self storage, and 29,811 square feet of commercial on Parcel C-2.

TO: This plat is restricted to 143,000 square feet of commercial on Parcel C-1 and 110 limited service hotel rooms, 90,000 square feet of self storage, and 29,811 square feet of commercial on Parcel C-2.

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 "Commercial" (i.e., the westernmost 14.5 gross acres of Parcel C-1) and "Irregular (3.1) Residential" (i.e., the remaining 2.1 gross acres of Parcel C-1 and all of Parcel C-2) land use categories. This plat is generally located southwest corner of Sheridan Street and Northwest 146 Avenue.

The proposed commercial uses on the "Commercial" portion of the plat are in compliance with the permitted uses of the effective land use plan. Regarding the proposed hotel, commercial and self storage uses on the "Irregular (3.1) Residential" portion of the plat, Planning Council staff notes that the City applied the "5% Residential-to-Commercial" flexibility rule to this portion of the plat prior to January 1997. Therefore, the proposed hotel, commercial and self storage uses on Parcels C-1 and C-2 are in compliance with the permitted uses of the effective land use plan.

Please note that this allocation of "flexibility" is not subject to Policy 13.01.10 of the Broward County Land Use Plan as the allocation was approved prior to the Policy's effective date.

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 Frank, Director, Administrative Services
City of Pembroke Pines

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

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



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

July 27, 2010

Annette Stravino
Broward County, Florida
Development & Environmental Regulation Division
One North University Drive, Building A,
Plantation, Florida 33324

**Comments for Plat Report:
Pembroke Falls C plat 045-MP-95**

Dear Annette Stravino,

The Broward County Historical Commission has had opportunity to review material for Pembroke Falls Parcel C Plat, Plat 045-MP-95, generally located between Sheridan Street and NW 20th Street, west of NW 146th Ave, Section 9 and 10, Township 51s, Range 40e, City of Pembroke Pines, Broward County, Florida.

Review of archival material (aerial photography, topographical maps, etc) located at the Broward County Historical Commission, as well as the Florida Master Site File (2010) and other resources indicates that zero (0) archaeological and zero (0) historical cultural resources have been previously located on the project parcel.

Based on available information, it is unlikely the proposed project will impact significant archaeological and/or historical cultural resources. Consistent with prior assessment of the project are (attached), the Broward County Historical Commission recommends no additional actions at this time.

If in the event that archaeological features or artifacts are discovered during the course of development, 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 contact the Historical Commission with any questions you may have.
Sincerely,

Matthew DeFelice, County Archaeologist

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

Application: Delegation Request (To amend the note to add 28,349 square feet of commercial use.)
File Number: 045-MP-95
Project Name: Pembroke Falls Parcel C Plat
Comments Due: July 27, 2010
Development Type: Commercial (172,811 Square Feet), Hotel (Limited Service, 110 Rooms) and Industrial (90,000 Square Feet Self-Storage)

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:	Pembroke Pines
Flow Data:	As of 5/10
EPD Licensed Capacity	9.5000 MGD
12 Month Average Flow:	7.1600 MGD
Existing Flow Reserved by Building Permit:	0.1070 MGD
Total Committed Flow:	7.2670 MGD
Estimated Project Flow <u>for the Additional Commercial Use:</u>	0.0028 MGD

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.

Environmental Resource Licenses, No. DF94-1150 and No. DF00-1076, authorized development related impacts on this site for the initiation and completion of a 203.69 acre multi-habitat wetlands mitigation area south of this plat. See the attached Conceptual Dredge and Fill Review Report.

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

045-MP-95 Pembroke Falls Parcel C Plat

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

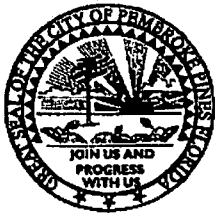
At this time, this site is not included in the Conservation Land, Green Space or Open Space Inventory, and is not adjacent to a site in the Inventory.

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

1. A Parking Facility License may be required for parking facilities. Contact the Pollution Prevention, Remediation and Air Quality Division for specific license requirements.
2. A Hazardous Material License may be required. Contact the Pollution Prevention, Remediation and Air Quality Division for specific license requirements.
3. A Storage Tank License may be required. Contact the Pollution Prevention, Remediation and Air Quality Division for specific license requirements.
4. 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. Any vehicle washing facility not connected to a sanitary sewer system must recycle 100% of its wash water and no discharge to the drainage system will be permitted.
5. Future industrial uses must be approved by the Pollution Prevention, Remediation and Air Quality Division.
6. 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. DF94-1150, issued on September 14, 1994, and License No. DF-00-1076, issued on May 8, 2000. Contact the Aquatic and Wetlands Resources Section of the Development and Environmental Regulation Division for specific license requirements.
7. The subject plat is in the location 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.
8. 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.





City of Pembroke Pines



Frank C. Ortis, Mayor
Jack McCluskey, Vice-Mayor
Charles F. Dodge, City Manager
June 14, 2010

Angelo Castillo, Commissioner
Carl Shechter, Commissioner
Iris A. Siple, Commissioner

Mr. David Danovitz
Development Management Division
Broward County
1 North University Drive
Suite 102
Plantation, FL 33324

RE: *Pembroke Falls Parcel C Plat – Plat Note Amendment (045-MP-95)- Update to June 3, 2010 letter of no objection to include existing commercial development on parcel C-1.*

Dear Mr. Danovitz:

The City of Pembroke Pines has no objection to the change to the plat condition for Pembroke Falls Parcel C Plat as follows:

Current Note:

"THIS PLAT IS RESTRICTED TO 114,651 SQUARE FEET OF COMMERCIAL ON PARCEL C-1 (DESCRIBED IN SCHEDULE 1); AND 110 LIMITED SERVICE HOTEL ROOMS, 90,000 SQUARE FEET OF SELF STORAGE AND 29,811 SQUARE FEET OF COMMERCIAL ON PARCEL C-2 (DESCRIBED IN SCHEDULE 2). COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHIN THE SELF STORAGE USE. BANK USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS."

Proposed Note:

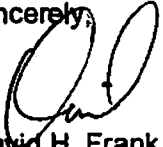
"THIS PLAT IS RESTRICTED TO 143,000 SQUARE FEET OF COMMERCIAL ON PARCEL C-1 (DESCRIBED IN SCHEDULE 1); AND 110 LIMITED SERVICE HOTEL ROOMS, 90,000 SQUARE FEET OF SELF STORAGE AND 29,811 SQUARE FEET OF COMMERCIAL ON PARCEL C-2 (DESCRIBED IN SCHEDULE 2). COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHIN THE SELF STORAGE USE. BANK USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS."

The existing commercial square footage on Parcel C-1 of the Plat totals consists of the following:

Automobile Dealership	75,153
Gas Station C-store	3,841
Gas Station Canopy	3,230

The change is also consistent with the DRI for the property. This letter of no objection is subject to traffic concurrency approval by Broward County. If you have any questions, please do not hesitate to contact me at (954) 437-1107.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Frank', written over the word 'Sincerely,'.

David H. Frank
Administrative Services Director

**Board of County Commissioners, Broward County, Florida
Urban Planning & Redevelopment 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 Pembroke Falls Parcel C Plat
 Plat Number 45-MP-95 Plat Book – Page 163 -39 (if recorded)
 Owner/Applicant Holman Automotive, Inc. Phone (954) 523-7307
 Address 911 NE 2nd Avenue City Fort Lauderdale State Florida Zip Code 33304
 Owner's E-mail Address bbamonte@holmanauto.com Fax # (954) 463-6114
 Agent Ruden McClosky Phone (954)-761-2913
 Contact Person Hope W. Calhoun, Esq.
 Address 200 E. Broward Blvd. (PO Box 1900, 33302) City Ft. Lauderdale State Florida Zip Code 33301
 Agent's E-mail Address hope.calhoun@ruden.com Fax # 954-333-4133

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 2100/297

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

Are there existing buildings on the property? Yes No
 If YES, see reverse side of this form for additional required documentation.

Will project be served by an approved potable water plant? If YES, state name and address: Yes No
City of Pembroke Pines Water Treatment Plant; 7860 Johnson Street, Pembroke Pines, Florida

Will project be served by an approved sewage treatment plant? If YES, state name and address: Yes No
City of Pembroke Pines Wastewater Treatment Plant; 13955 Pembroke Road, Pembroke Pines, Florida

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.

Have you contacted anyone in County Government regarding this request? Yes No

If YES, indicate name(s) Evy Kalus

Reasons for this request. ((Attach additional sheet if necessary)
See Attached

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 increase 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.
- A check made payable to the Broward County Board of County Commissioners for the applicable 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.

For decrease 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.

ADDITIONAL DOCUMENTATION FOR EXISTING BUILDINGS

Complete the following table if there are existing buildings on the property and/or if buildings were demolished within eighteen (18) months of this application (attach an additional sheet if necessary).

Land Use Parcel C-1 <i>see letter</i>	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Automobile Dealership	75,153	Current	X		
Gas Station C-Store	3,841	Current	X		
Gas Station Canopy	3,230	Current	X		

*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.

To receive a credit against impact fees attach an "as built" survey dated within eighteen (18) months of this application. (Other evidence may be accepted for *demolished buildings* if it clearly documents the use, gross square footage and/or number and type of dwelling units).

If the proposed note amendment is for non-residential development and existing non-residential buildings will remain on the property, attach one of the following:

- 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.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

OWNER/AGENT CERTIFICATION

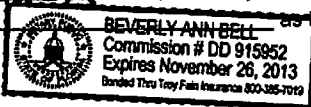
State of Florida
 County of Broward

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 [Signature]
 Sworn and subscribed to before me this 26th day of March, 2010
 by Hope W. Calhoun

Has presented _____ as identification.
 She is personally known to me or _____ as identification.

Signature of Notary Public [Signature]
 Type or Print Name BEVERLY ANN BELL



FOR DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time _____ Application Date 7/7/10 Acceptance Date 7/15/10
 Comments Due 7/27/10 C.C. Mtg. Date 8/31/10 Fee \$ 1713

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 _____ Other _____

Comments _____

Adjacent City Davie, SW Ranches Received by [Signature]



200 EAST BROWARD BOULEVARD
SUITE 1500
FORT LAUDERDALE, FLORIDA 33301

POST OFFICE BOX 1900
FORT LAUDERDALE, FLORIDA 33302

(954) 527-6266
FAX: (954) 333-4266
CYNTHIA.PASCH@RUDEN.COM

March 6, 2009

Request For Amendment To Pembroke Falls Parcel C Plat

The Pembroke Falls Parcel C Plat ("Plat") is generally located at the southeast corner of Sheridan Street and I-75 in the City of Pembroke Pines. The Plat is part of the Pembroke Meadows DRI. Parcel C-1 of the plat is currently restricted to 114,651 square feet of commercial use and is developed with an automobile dealership and a gas station.

The existing plat note does not contain sufficient square footage for the ultimate development plan for the automobile dealership. Therefore, the Applicant is requesting that the County Commission approve a plat note amendment that changes the restriction on Parcel C-1 of the Plat to allow 143,000 square feet commercial use.

RM:5992003:2

RUDEN, McCLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A.

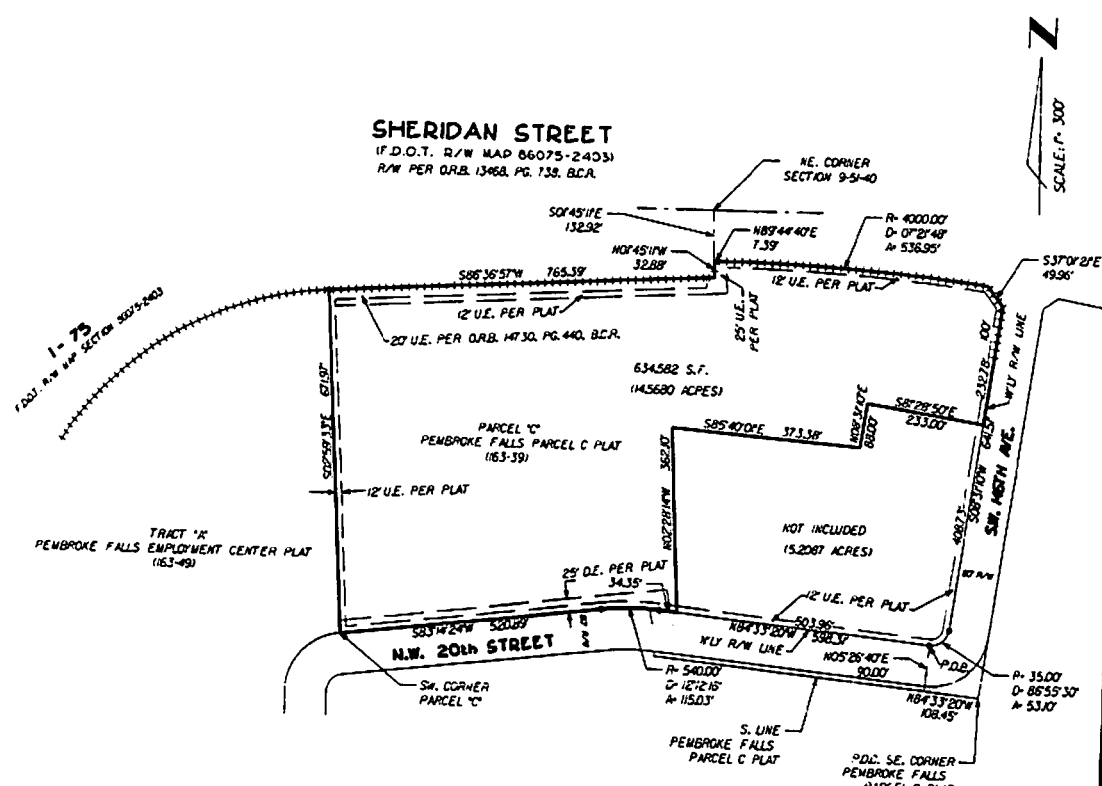
BOCA RATON • CARACAS • FT. LAUDERDALE • MIAMI • NAPLES • ORLANDO • PORT ST. LUCIE • SARASOTA • ST. PETERSBURG • TALLAHASSEE • TAMPA • WEST PALM BEACH

LEGAL DESCRIPTION

PARCEL C, PEMBROKE FALLS PARCEL C PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 163, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA LESS THEREFROM:

A PORTION OF PARCEL C, PEMBROKE FALLS PARCEL C PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 163, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PEMBROKE FALLS PARCEL C PLAT;
 THENCE NORTH 84°33'20" WEST, ON THE SOUTH LINE OF SAID PEMBROKE FALLS PARCEL C PLAT, A DISTANCE OF 108.45 FEET;
 THENCE NORTH 05°26'40" EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, A DISTANCE OF 90.00 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 20TH STREET AS SHOWN ON SAID PEMBROKE FALLS PARCEL C PLAT, SAID POINT BEING THE POINT OF BEGINNING,
 THENCE NORTH 84°33'20" WEST, ON SAID NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 20TH STREET, A DISTANCE OF 503.96 FEET;
 THENCE NORTH 02°28'14" WEST, A DISTANCE OF 362.10 FEET;
 THENCE SOUTH 85°40'00" EAST, A DISTANCE OF 373.38 FEET;
 THENCE NORTH 08°31'10" EAST, A DISTANCE OF 88.00 FEET;
 THENCE SOUTH 81°28'50" EAST, A DISTANCE OF 233.00 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 146TH AVENUE, AS SHOWN ON SAID PEMBROKE FALLS PARCEL C PLAT;
 THENCE SOUTH 08°31'10" WEST, ON SAID WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 146TH AVENUE, A DISTANCE OF 408.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;
 THENCE SOUTHWESTERLY, ON SAID WESTERLY RIGHT-OF-WAY LINE OF 146TH AVENUE AND ON THE ARC OF SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 86°55'30" AND AN ARC DISTANCE OF 53.10 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING;
 SAID LANDS LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING 634.582 SQUARE FEET (14.5680 ACRES) MORE OR LESS.



LEGEND
 S.F. - SQUARE FEET
 P.O.C. - POINT OF COMMENCEMENT
 P.O.B. - POINT OF BEGINNING
 O.R.B. - OFFICIAL RECORDS BOOK
 B.C.R. - BROWARD COUNTY RECORDS
 ----- INDICATES NON-VEHICULAR ACCESS LINE

BY: *Mark D. Sturgis* 6-10-09
 MARK D. STURGIS
 PROFESSIONAL SURVEYOR AND MAPPER NO. 4829
 STATE OF FLORIDA

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS IS NOT A SKETCH OF SURVEY, IT IS ONLY THE GRAPHIC REPRESENTATION OF THE DESCRIPTION DEPICTED HEREON.

PORTION OF PARCEL "C" PEMBROKE FALLS PARCEL C PLAT		SKETCH AND DESCRIPTION	
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA		CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA	
WINNINGHAM & FRADLEY, INC. ENGINEERS - PLANNERS - SURVEYORS 171 N.E. 44th STREET, OAKLAND PARK, FL 33334 954-771-7640 FAX 954-771-0209	CEG DATE: 6-9-09 DRAWN: LB-0002995 CHECKED: DATE:	PROJECT NUMBER: W-04070	SHEET: 1 OF 1

SCHEDULE II

Parcel
C-2

A portion of Parcel C, PEMBROKE FALLS PARCEL C PLAT, according to the plat thereof as recorded in Plat Book 163, Page 39, of the Public Records of Broward County, Florida and being more particularly described as follows.

COMMENCE at the Southeast corner of said PEMBROKE FALLS PARCEL C PLAT;

THENCE North 84°33'20" West, on the south line of said PEMBROKE FALLS PARCEL C PLAT, a distance of 108.45 feet;

THENCE North 05°26'40" East, perpendicular to the last described line, a distance of 90.00 feet to the intersection with the Northerly right-of-way line of Northwest 20th Street as shown on said PEMBROKE FALLS PARCEL C PLAT, said point also being the POINT OF BEGINNING;

THENCE North 84°33'20" West, on said northerly right-of-way line of Northwest 20th Street, a distance of 503.96 feet;

THENCE North 02°28'14" West, a distance of 362.10 feet;

THENCE South 85°40'01" East, a distance of 373.38 feet;

THENCE North 08°31'10" East, a distance of 88.00 feet;

THENCE South 81°28'50" East, a distance of 233.00 feet to the intersection with the Westerly right-of-way line of Northwest 146th Avenue, as shown on said PEMBROKE FALLS PARCEL C PLAT;

THENCE South 08°31'10" West, on said Westerly right-of-way line of Northwest 146th Avenue, a distance of 408.73 feet to the beginning of a tangent curve concave to the Northwest;

THENCE Southwesterly, on said Westerly right-of-way line of 146th Avenue and on the arc of said curve having a radius of 35.00 feet, a central angle of 86°55'30" and an arc distance of 53.10 feet to a point of tangency and the POINT OF BEGINNING;

Said lands lying in the City of Pembroke Pines, Broward County, Florida and containing 226,889 square feet (5.2087 acres) more or less.



Environmental Protection and Growth Management Department
DEVELOPMENT AND ENVIRONMENTAL REGULATION DIVISION
1 North University Drive, Building A, Suite 102 • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521

July 8, 2010

Town Planner
Town of Southwest Ranches
6555 Nova Drive, Suite 305
Fort Lauderdale FL 33317

RE: Municipal notification of a delegation request to amend the "note"
(approved level of development) on a plat adjacent to the city limits:

Pembroke Falls Parcel C

Plat No. 045-MP-95

Written comments must be received on or before July 27, 2010

Dear Planner:

As per Broward County Commission Policy effective March 24, 1998, we are forwarding a copy of an application for a delegation request to all municipalities that are adjacent to the plat.

Enclosed is a copy of the above referenced application.

If your municipality desires to comment on this application, the comments must be in writing and received at the Development Management Division on or before the above referenced date.

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Evangeline G. Kalus at (954)357-6637.

Sincerely,

A handwritten signature in black ink that reads "Dave M. Danovitz".

Dave Danovitz, Assistant Director
Development & Environmental Regulation Division

Broward County Board of County Commissioners

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



Environmental Protection and Growth Management Department
DEVELOPMENT AND ENVIRONMENTAL REGULATION DIVISION
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July 8, 2010

**Town Planner
Town of Davie
6591 Orange Drive
Davie FL 33314**

RE: Municipal notification of a delegation request to amend the "note"
(approved level of development) on a plat adjacent to the city limits:

Pembroke Falls Parcel C

Plat No. 045-MP-95

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Dave Danovitz, Assistant Director
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