

STAFF REPORT  
CT Industrial Plat (Parcel A-1)  
020-MP-98

A request to amend the note on the plat has been filed with the Planning and Development Management Division. The plat was approved by the County Commission on January 19, 1999, for 325,000 square feet of industrial use on 31.0 acres. The property is located on the north side of Pines Boulevard and east of U.S. 27, in the City of Pembroke Pines. The plat was recorded on August 16, 1999 (Plat Book 167, Page 31). The property is part of the Chapel Trail Development of Regional Impact (DRI).

On June 9, 2009, the County Commission approved a new Findings of Adequacy for 10.991 acres of the plat lying south of Northwest 2 Street referred to as Parcel A-1 recorded on April 14, 2010 (INSTRUMENT # 109269003.) There is an existing public high school on the remaining 18.4 acres of the plat. No development rights are vested or granted for this portion of the plat lying north of Northwest 2 Street.

On June 19, 2017, an extension was granted for the Findings of Adequacy expiration date in accordance with Florida Statutes 252.363 (Zika Virus, Hurricane Matthew and Wildfires.) Therefore, the new Findings of Adequacy expiration date for this plat has been extended to July 28, 2020.

The current note, approved by the County Commission on December 13, 2011 (INSTRUMENT # 110560613), reads as follows:

This plat is restricted to:

Parcel A-1 of this plat (the 10.991 acres of the plat lying south of Northwest 2 Street, (see attached legal description) of this plat is restricted to **90,000 square feet of commercial use. Free standing banks and/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 eliminate the commercial use and add 125 townhouses to Parcel A-1. There are no changes to the remainder of the plat. The proposed note reads as follows:

Parcel A-1 of this plat (the 10.991 acres of the plat lying south of Northwest 2 Street, (see attached legal description) of this plat is restricted to **125 townhouse units.**

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 Parcels A-1 in this plat for the uses permitted in the "Irregular (2.0) Residential within a Dashed-Line Area" land use categories. Planning Council staff calculates that for the 125 dwelling units on Parcel A-1, a maximum 3,832 dwelling units are permitted per the effective Land Use Plan. Staff previously received written documentation that the City of Pembroke Pines

that a total of 3,832 dwelling units have been proposed by plat or granted development permits, including the development proposed by this plat note amendment. Therefore, the proposed 125 dwelling units are in compliance with the permitted uses and densities of the effective land use plan. **These additional 125 dwelling units were subject to Broward County Land Use Plan Policy 2.16.2 and found to satisfy this policy based on an updated affordable housing study, along with the City of Pembroke Pines' wide range of affordable housing programs (including an affordable housing trust fund and 804 city-owned and operated affordable rental units) which demonstrate compliance with this policy.**

The attached School Capacity Availability Determination (SCAD) issued by the Broward County School Board indicates that the 125 townhouse units proposed by this request will generate forty six (46) additional students. School Board staff has determined that this application satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, these dwelling units will be subject to school impact fees.

The Service Development staff from the Transit Division has noted that this plat is served on Pines Boulevard by BC Transit Route 07.

The Broward County Aviation Department has no objections to this plat. However, the applicant is advised by staff of the Aviation Department that any proposed construction on this property with a height exceeding 200 feet, or the 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 to this development. 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/oeaaa/external/portal.jsp>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File (FMSF) by the County's consulting archaeologist indicates that the proposed development is not likely to have an adverse effect on any known historical or archaeological resources or areas of archaeological or paleontological sensitivity; therefore, the consulting archaeologist has no objection to this request. It is further noted that this plat is located within the City of Sunrise and outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. Therefore, the property owner/agent is advised to contact the City of Pembroke Pines, Planning and Zoning Department, at 954-435-6555 to seek project review for compliance with the municipal historic preservation regulations.

In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity 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. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The attached letter from the City of Pembroke Pines indicates no objection to this request. The letter also confirms that the plat note is consistent with the Chapel Trail DRI.

This plat with the amended note satisfies the regional park concurrency requirement of Section 5-182(i) and the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. The plat is located in the Southwest Concurrency Management District. This request represents a decrease of 503 PM peak hour trips. Road impact and administrative fees for this DRI are satisfied by the multi-party Pines Boulevard Agreement, therefore, traffic concurrency and road impact fees are satisfied for the proposed note. Based on this, the plat meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Broward County Land Development Code.

The proposed 125 townhouse units are subject to school impact fees, regional park impact fees, and park administrative fees. They will be assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval.

Staff recommends APPROVAL of this request, provided the applicant:

- 1) Records a document acceptable to the County Attorney's Office to amend the note on the face of the plat prior to **August 22, 2018**.

The amended note must also include language stating the following:

Any structure within this plat must comply with Section IV D.1.f., Development Review requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

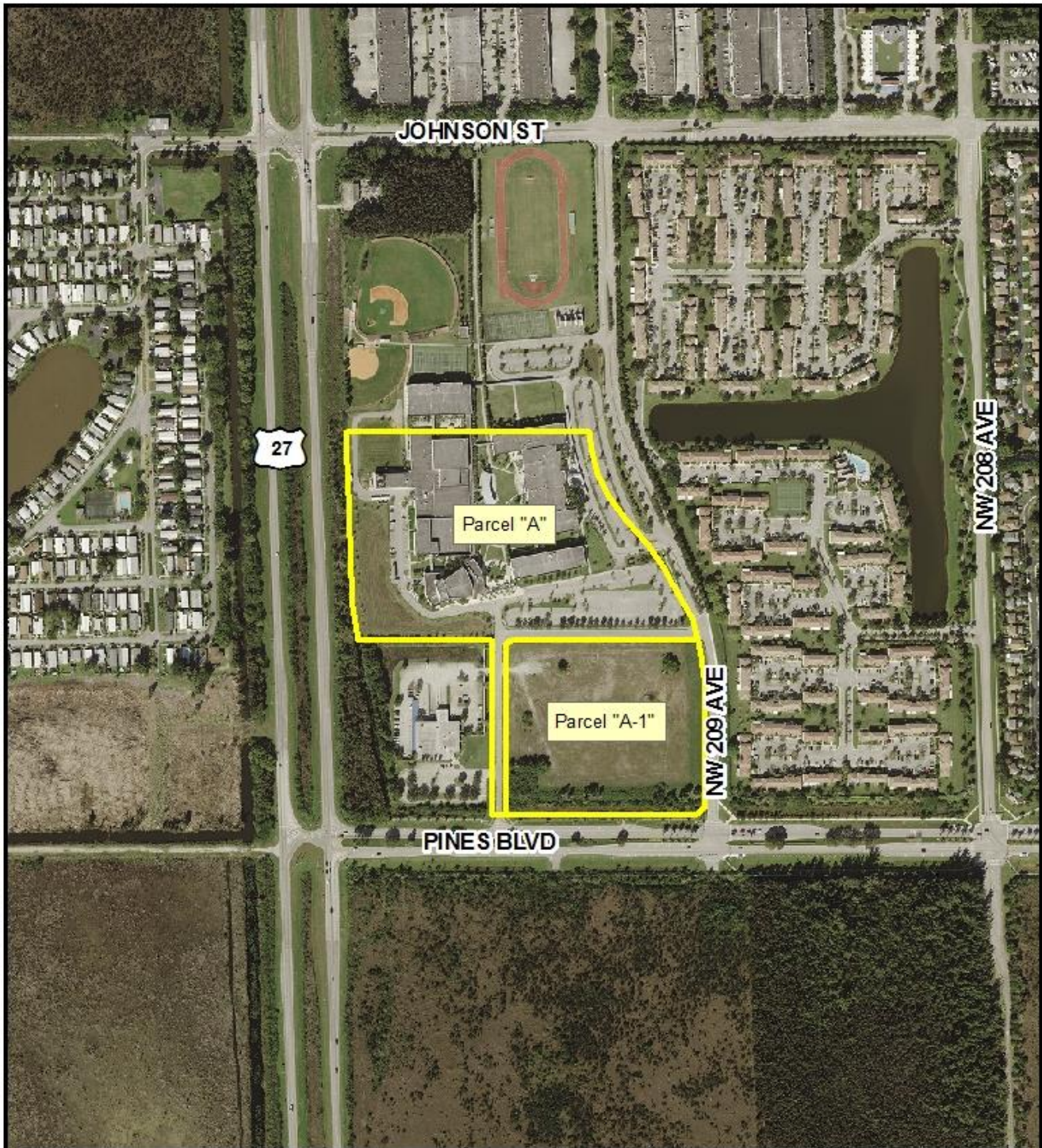
- A) If a building permit for a principal building (excluding dry models, sales and construction offices) **for Parcel A-1** and first inspection approval are not issued by **July 28, 2020**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such 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 **for Parcel A-1** have not been substantially completed by

**July 28, 2020**, 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. The note amendment must include language stating that any structure within this plat must comply with Section IV D.1.f., Development Review requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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

Finally, 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.

*KDL*



**Commission District No. 8**  
**Municipality: Pembroke Pines**  
**S/T/R: 15/51/39**



**020-MP-98**  
**CT Industrial Plat**

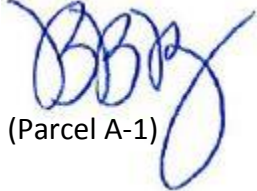


0 250 500 1,000 Feet

Prepared by: Planning and Development Management Division  
Date Flown: January 2017



TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for CT Industrial Plat (Parcel A-1)  
(020-MP-98) City of Pembroke Pines

DATE: August 18, 2017

This memorandum updates our previous comments regarding the referenced plat dated July 6, 2017.

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:

FROM: Parcel A-1 is restricted to 90,000 square feet of commercial use.

TO: Parcel A-1 is restricted to 125 townhouse units.

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 "Irregular (2.0) Residential within a Dashed-Line Area" land use category. Parcel A-1 of this plat is generally located on the northwest corner of Pines Boulevard and Northwest 209 Avenue.

Regarding the proposed residential development of 125 dwelling units, Planning Council staff calculations indicate that a maximum of 3,832 dwelling units are permitted by the effective land use plan within the Chapel Trail "Dashed-Line Area. The City of Pembroke Pines staff has provided documentation that to date a total of 3,832 dwelling units have been proposed by plat or granted development permits, including the development proposed by this plat note amendment. Therefore, the proposed 125 dwelling units on Parcel A-1 are in compliance with the permitted uses and densities of the effective land use plan.

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.

**CT Industrial Plat**  
**August 18, 2017**  
**Page Two**

BBB:PMS

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

Michael Stamm, Director, Planning and Economic Development Department  
City of Pembroke Pines





PEMBROKE PINES CITY  
COMMISSION

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Planning and Economic  
Development Department  
954-392-2100

Pembroke Pines City Center  
601 City Center Way  
Pembroke Pines, FL 33025  
www.ppines.com

July 24, 2017

Josie Sesodia  
Director  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
1 N. University Drive  
Plantation, Florida 33324

Re: CT INDUSTRIAL PLAT (167/31) – Plat Note Amendment

Dear Ms. <sup>Jo</sup>Sesodia:

Please be advised that the City of Pembroke Pines does not object to the proposed note change for the CT Industrial Plat subject to satisfaction of Broward County concurrency requirements. The proposed note change is consistent with the City Commission motion approved on May 17, 2017.

FROM:

Parcel A-1 of this plat (10.991 acres of the plat lying south of Northwest 2<sup>nd</sup> Street, see legal description) of this plat is restricted to 90,000 square feet of commercial use. Free standing banks and/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:

Parcel A-1 of this plat (10.991 acres of the plat lying south of Northwest 2<sup>nd</sup> Street, see legal description) of this plat is restricted to 125 townhouse units.

The proposed language is consistent with the underlying Chapel Trail DRI. If you have any questions, please do not hesitate to contact me at (954) 392-2100.

Sincerely,

Joseph Yaciuk  
Planning Administrator



**ENVIRONMENTAL REVIEW AND COMMENTS REPORT  
TO THE PLANNING AND DEVELOPMENT MANAGEMENT DIRECTOR**

**Application:** Request to amend the note to remove 90,000 square feet of commercial use and add 125 townhouse units on Parcel A-1.  
**File Number:** 020-MP-98  
**Project Name:** CT Industrial Plat  
**Comments Due:** July 11, 2017  
**Development Type:** Residential (125 Townhouse Units on Parcel A-1)

The Planning and Development Management Division of the Broward County Environmental Protection and Growth Management Department (EPGMD) has coordinated with other Divisions in this Department along with the County Health 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.

**Potable Water Review**

This plat will be served by the City of Pembroke Pines's Water Treatment Plant which has a capacity of 18.000 MGD and a maximum daily flow of 14.800 MGD. Therefore, according to the Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses at this point in time.

**Wastewater Review**

Wastewater Treatment Plant:	<b>Pembroke Pines</b>
Flow Data:	<b>As of 04/17</b>
EPGMD Licensed Capacity	<b>9.5000 MGD</b>
12 Month Average Flow:	<b>6.1500 MGD</b>
Existing Flow Reserved by Building Permit:	<b>0.3690 MGD</b>
Total Committed Flow:	<b>6.5190 MGD</b>
Estimated Project Flow:	<b>0.0313 MGD</b>

In accordance with Section 5-182(g) of the Broward County Land Development Code, to date the existing wastewater treatment and disposal facility has sufficient plant capacity to provide for the wastewater treatment and disposal needs of the development proposed by this application.

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. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. The size and scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.

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020-MP-98 CT INDUSTRIAL PLAT

**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 application was received on March 27, 2017 for the development of this site as it impacts 0.29 acres of wetlands. The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division is awaiting additional information regarding the request.

This proposed development contains or abuts water bodies or will be creating same. Excavation or filling of lakes or canals is regulated under Article XI of the Natural Resource Protection Code and may require an Environmental Resource License. Design criteria shall be in compliance with Section 27-337 which requires that lake slopes be a minimum of 4:1 (H:V) to a depth of two (2) feet below the average dry season low water elevation as demonstrated by water management district or county maps. Littoral areas should be constructed and designed to encourage the growth of native, aquatic vegetation to improve filtration of runoff and to increase biological productivity per South Florida Water Management District and Broward County surface water management requirements.

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting 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 Water and Environmental Licensing Section.

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Miramar if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>

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020-MP-98 CT INDUSTRIAL PLAT

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

1. An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.

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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 Engineering and Permitting 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.



The School Board of Broward County, Florida  
**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**

PLAT

SBBC-2162-2016

County Number: 20-MP-98 Municipality Number: TBD  
Chapel Grove

April 21, 2017

RECEIVED  
APR 28 2017

Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: April 21, 2017	Single-Family:		Elementary: 22
Name: Chapel Grove	Townhouse: 125		Middle: 10
SBBC Project Number: SBBC-2162-2016	Garden Apartments:		High: 14
County Project Number: 20-MP-98	Mid-Rise:		Total: 46
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: Chapel Trail Associates, Ltd. LLC	Mobile Home:		
Jurisdiction: Pembroke Pines	Total: 125		

**SHORT RANGE - 5-YEAR IMPACT**

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
Chapel Trail	1,054	1,054	824	-230	-12	78.2%	22
Silver Trail	1,646	1,646	1,489	-157	-7	90.5%	10
West Broward	2,755	2,755	2,724	-31	-1	98.9%	14

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				17/18	18/19	19/20	20/21	21/22
Chapel Trail	846	-208	80.3%	819	833	848	863	878
Silver Trail	1,499	-147	91.1%	1,476	1,453	1,448	1,443	1,437
West Broward	2,738	-17	99.4%	2,710	2,712	2,714	2,716	2,718

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

**CHARTER SCHOOL INFORMATION**

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				17/18	18/19	19/20
Franklin Academy A	1.750	1.349	-401	1.349	1.349	1.349
Somerset Academy Elementary	500	935	435	935	935	935
Somerset Academy High	1.200	947	-253	947	947	947
Somerset Academy Middle	600	748	148	748	748	748
Somerset Conservatory	200	142	-58	142	142	142

**PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN**

School(s)	Description of Improvements
Chapel Trail	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Silver Trail	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
West Broward	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

**Comments**

According to the application, the site contains no residential units. Staff reviewed the project for 125 (three or more bedroom) townhouse units, which are determined to generate 46 (22 elementary, 10 middle and 14 high) school students.

The school Concurrency Service Areas (CSA) impacted by the application site in the 2016/17 school year include Chapel Trail Elementary, Silver Trail Middle and West Broward High Schools. Based on the Public School Concurrency Planning Document (PSCPD), and incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2016/17- 2018/19), all three schools are operating below the adopted Level of Service (LOS) of 100% gross capacity and are anticipated to maintain this status through the 2018/19 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

Charter schools located within a two-mile radius of the site in the 2016/17 school year and their associated data are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status. To ensure maximum utilization of the impacted CSA, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2016/17 to 2020/21 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that adequate school capacity is anticipated to be available to support the project as proposed. This preliminary determination shall be valid until the end of the current 2016/17 school year or 180 days, whichever is greater, for a maximum of 125 (three or more bedroom) townhouse residential units and conditioned upon final approval by the applicable governmental body. As such, this determination will expire on October 17, 2017. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall minimally specify the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.



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SBBC-2162-2016 Meets Public School Concurrency Requirements

Yes  No

Reviewed By:

4-21-17  
Date

  
Signature

Lisa Wight  
Name  
Planner  
Title



Planning and Redevelopment Division  
Environmental Protection and Growth Management Department  
Board of County Commissioners, Broward County, Florida

**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 CT Industrial Plat

Plat Number 20-MP-98 Plat Book - Page 167/31 (If recorded)

Owner/Applicant Chapel Trail Associates, Ltd Phone N/A

Address 21011 Johnson Street #101 City Pembroke Pines State FL Zip Code 33029

Owner's E-mail Address N/A Fax # N/A

Agent Leigh Robinson Kerr & Associates, Inc Phone 954-467-6308

Contact Person Leigh R. Kerr

Address 808 E. Las Olas Blvd #104 City Ft. Laud State FL Zip Code 33301

Agent's E-mail Address Lkerr808@bellsouth.net Fax # 954-467-6309

**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 EXHIBIT A

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Proposed note for entire plat SEE EXHIBIT A

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**PLEASE ANSWER THE FOLLOWING QUESTIONS**

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.

Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)?  Yes  No  
 If YES, provide LUPA number: PC 17-6

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

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

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

Are on-site wells for potable water currently in use or proposed?  Yes  No  
 If YES, see page 2 of this form for additional required documentation.

Are septic tanks current in use or proposed?  Yes  No  
 If YES, see page 2 of this form for additional required documentation.

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

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

Number of students for a daycare center or school STUDENTS N/A

Reasons for this request (Attach additional sheet if necessary.) Develop site with townhouses.

**FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT**

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories *plus* Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Redevelopment staff if you have any questions.

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

**REQUIRED DOCUMENTATION:** Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- Recorded or approved 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.
- 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.
- Signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check for the application fees made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

*School Concurrency Submission Requirements*

- RESIDENTIAL APPLICATIONS ONLY:** Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.

**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?
vacant PARCEL A-1					

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 \_\_\_\_\_  
Sworn and subscribed to before me this 15th day of June, 2017  
by Leigh Kerr  
 Has presented \_\_\_\_\_ as identification.  
Signature of Notary Public Kelly Kay  
Type or Print Name Kelly Kay



**FOR PLANNING AND REDEVELOPMENT DIVISION USE ONLY**

Time \_\_\_\_\_ Application Date 06/20/17 Acceptance Date 06/26/2017  
Comments Due 07/11/17 C.C. Mtg. Date 08/22/17 Fee \$ 1840  
 Plats  Survey  Site Plan  City Letter  Agreements  
Other Attachments(Describe) SCAD 4/21/17  
Title of Request amend note Parcel A-1  
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 & Redevelopment (unincorporated area only)  Other \_\_\_\_\_  
Adjacent City none Received by JMC

**EXHIBIT A**

**CT Industrial Plat (167/31)**

**Current Note:**

Parcel A-1 of this plat (the 10.991 acres of the plat lying south of Northwest 2 Street, see attached legal description) of this plat is restricted to 90,000 square feet of commercial use. Free standing banks and/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 Note:**

Parcel A-1 of this plat (the 10.991 acres of the plat lying south of Northwest 2 Street, see attached legal description) of this plat is restricted to 125 townhouse units.



MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF CRAVEN-THOMPSON & ASSOCIATES, INC. WRITING CRAVEN-THOMPSON & ASSOCIATES, INC. COPYRIGHT © 2003

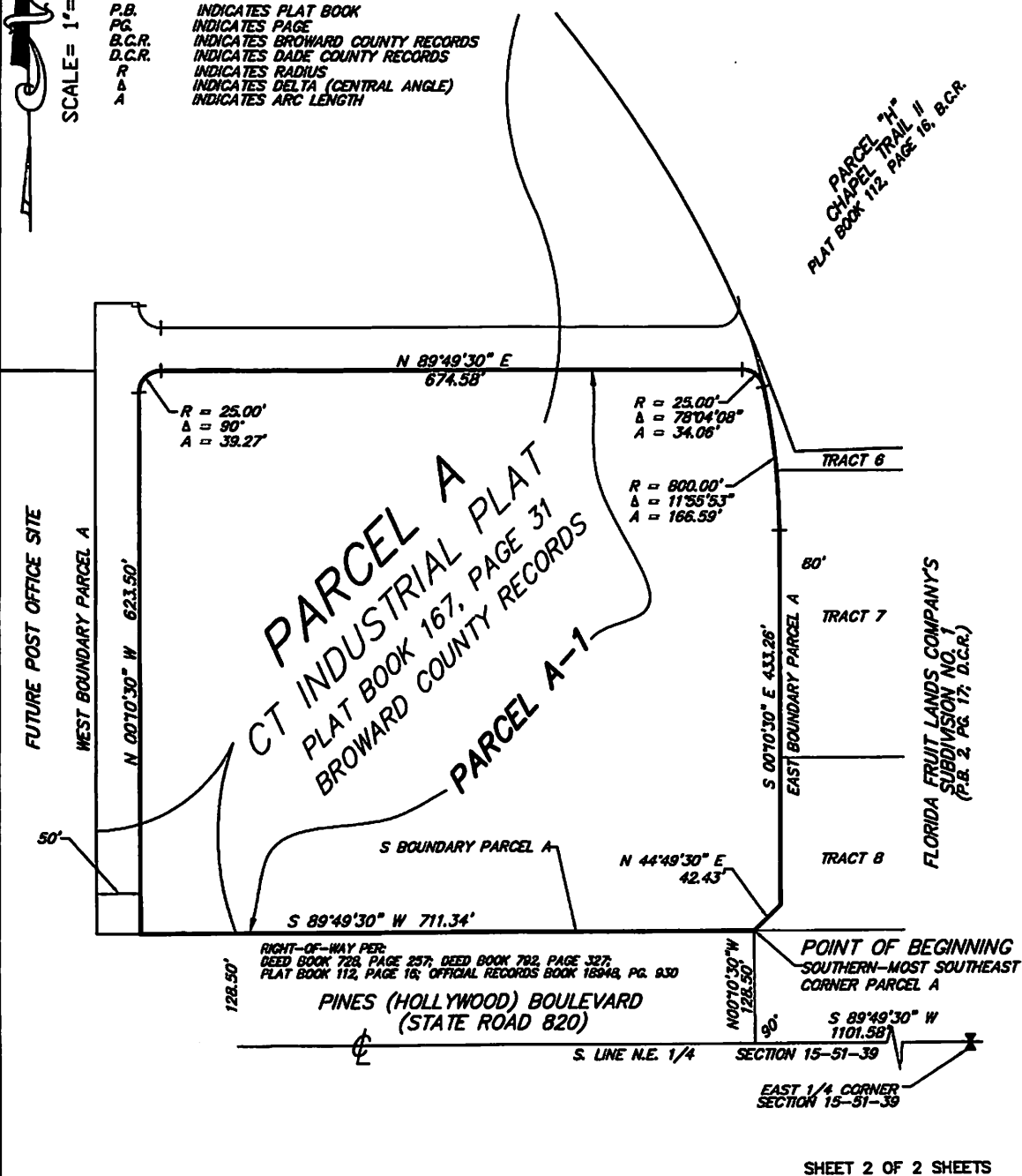
FOR: **CHAPEL TRAIL**

**NOTE:** THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

**SKETCH TO ACCOMPANY DESCRIPTION - PARCEL A-1  
 10.991 ACRE PORTION OF PARCEL A  
 CT INDUSTRIAL PLAT**



- P.B. INDICATES PLAT BOOK
- PG. INDICATES PAGE
- B.C.R. INDICATES BROWARD COUNTY RECORDS
- D.C.R. INDICATES DADE COUNTY RECORDS
- R INDICATES RADIUS
- Δ INDICATES DELTA (CENTRAL ANGLE)
- A INDICATES ARC LENGTH



PARCEL "H"  
 CHAPEL TRAIL II  
 PLAT BOOK 112 PAGE 16, B.C.R.

RIGHT-OF-WAY PER:  
 DEED BOOK 728, PAGE 257; DEED BOOK 782, PAGE 327;  
 PLAT BOOK 112, PAGE 16; OFFICIAL RECORDS BOOK 18948, PG. 930

POINT OF BEGINNING  
 SOUTHERN-MOST SOUTHEAST  
 CORNER PARCEL A

SHEET 2 OF 2 SHEETS

UPDATES and/or REVISIONS	DATE	BY	CK'D	NOTE
				<p><b>NOTE</b> The undersigned and CRAVEN-THOMPSON &amp; ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification.</p> <p><b>NOTE</b> Lands shown hereon were not abstracted for right-of-way and/or easements of record.</p>
NAME A-1 PARCEL	6/17/08	DMD	DMD	
REVISE TO CT INDUSTRIAL PLAT	1/18/01	DMD	TCS	
G:\1977\77049786\SDDED.DWG				
JOB NO.: 77-0497.86	DRAWN BY: R.J.H		CHECKED BY: DMD	F.B. N/A PG. N/A DATED: 10/9/98

DESCRIPTION: PARCEL A-1

A PORTION OF PARCEL A, CT INDUSTRIAL PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN-MOST SOUTHEAST CORNER OF SAID PARCEL A; THENCE SOUTH 89°49'30" WEST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL A, A DISTANCE OF 711.34 FEET; THENCE NORTH 00°10'30" WEST, ALONG A LINE 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH A WEST BOUNDARY OF SAID PARCEL A, A DISTANCE OF 623.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 39.27 FEET, TO THE POINT OF TANGENCY; THENCE NORTH 89°49'30" EAST, A DISTANCE OF 674.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE EASTERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78°04'08", FOR AN ARC DISTANCE OF 34.06 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 11°55'53", FOR AN ARC DISTANCE OF 166.59 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°10'30" EAST, A DISTANCE OF 433.26 FEET; THENCE SOUTH 44°49'44" WEST, A DISTANCE OF 42.43 FEET TO THE POINT OF BEGINNING. THE LAST THREE (3) DESCRIBED COURSES BEING COINCIDENT WITH THE EAST BOUNDARY OF SAID PARCEL A.

SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, CONTAINING 478,750 SQUARE FEET OR 10.991 ACRES, MORE OR LESS.

NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE CRAVEN THOMPSON & ASSOCIATES, INC. RESURVEY OF THE EAST ONE-HALF (E ½) OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 39 EAST, AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT, THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SECTION 15-51-39 BEARS NORTH 89°49'30" EAST.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 61G17-6 (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION #LB 271  
THIS STATEMENT IS NOT VALID WITHOUT THE  
SIGNATURE AND THE ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND  
MAPPER

OCT 09 2006

DOUGLAS M. DAVIE  
PROFESSIONAL SURVEYOR & MAPPER NO. 4343  
STATE OF FLORIDA