

Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division  
DEVELOPMENT REVIEW REPORT

PROJECT DESCRIPTION

Name:	STELLAR PEMBROKE PINES	Number:	008-MP-18
Applicant:	Mont Development Corp.	Comm. Dist.:	8
Agent:	Pulice Land Surveyors. Inc.	Sec/Twp/Rng:	13-51-39
Location:	South Side of Pines Boulevard between S.W. 184 Avenue and S.W. 186 Avenue	Platted Area:	6.743 Acres
City:	Pembroke Pines	Gross Area:	7.5 Acres
Replat:	N/A		

LAND USE

Existing Use:	Vacant	Effective Plan:	Pembroke Pines
Proposed Use:	58 Townhouse Units	Plan Designation:	Irregular (7.9) Residential. See comments from the Planning Council.
Adjacent Uses:		Adjacent Plan Designations:	
North:	Commercial, Vacant	North:	Commercial
South:	Single Family Residence	South:	Low (2) Residential
East:	Vacant	East:	Commercial
West:	Vacant	West:	Agricultural
Existing Zoning:	B-3	Proposed Zoning:	TH-12 (Townhouse)

RECOMMENDATION (See Attached Conditions)

**APPROVAL:** Subject to staff recommendations and conditions which shall assure compliance with the standards and requirements of Chapter 5, Article IX, of the Broward County Code of Ordinances.

Meeting Date: 01/08/19  
Action Deadline: 02/12/19  
Deferral Dates:

Prepared: HWC  
Reviewed:  
Approved:

SERVICES

Wastewater Plant:	Pembroke Pines (09/18)	Potable Water Plant:	Pembroke Pines (09/17)
Design Capacity:	9.5000 MGD	Design Capacity:	18.000 MGD
12-Mo. Avg. Flow:	6.7200 MGD	Peak Flow:	16.200 MGD
Est. Project Flow:	0.0145 MGD	Est. Project Flow:	0.020 MGD

Comments: Sufficient capacity exists at this time.    Comments: Sufficient capacity exists at this time.

SCHOOLS

Dwelling Units	Impact Fee
58	*

\* See Staff Comment No. 4  
See Finding No. 2  
See General Recommendation No. 1

PARKS

	Land Dedication	Impact Fee	Admin. Fee
Local:	County conducts no local review within municipalities	N/A	N/A
Regional:	0.435 Acres	*	*

\* See Staff Comment No. 5  
See Finding No. 4  
See General Recommendation No. 1

TRANSPORTATION

Concurrency Zone: Southwest	Trips/Peak Hr	Transit Concurrency Fee	Road/Admin. Fee
Res. Uses:	38	*	N/A
Non-Res. Uses:	N/A	N/A	N/A
Total:	38	*	N/A

\* See Staff Comment No. 3  
See Finding No. 1  
See General Recommendation No. 1

STELLAR PEMBROKE PINES  
008-MP-18

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 58 townhouse units. This property is being platted because it does not qualify for an exception to the mandatory platting rule, as the plat contains more than two (2) dwelling units and the plat boundaries are not specifically delineated on a recorded plat.
- 2) Trafficways approval is valid for 10 months. Approval was received on June 28, 2018.
- 3) This plat is located within a standard transportation concurrency district. Road impact and administrative fees 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.
- 4) This plat generates more than one student at one or more levels (i.e., elementary, middle and high), and in accordance with Section 5-182(m)(1)a) of the Land Development Code, is subject to the requirements of public school concurrency. School Board staff has reviewed this application and determined that it satisfies public school concurrency on the basis that adequate school capacity is expected to be available to support the proposed development. Therefore, this plat will be subject to school impact fees which 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. See the attached School Capacity Availability Determination received from the School Board.
- 5) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees will be paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 6) 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.
- 7) 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.
- 8) The Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division has 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, per Chapter 27, Article V of the Broward County Code of Ordinances regarding Water Resource Management. Wastewater receiving lift stations and

force mains are critical components of the conveyance system. As part of the licensing process, adequate capacity will need to be demonstrated for the receiving off-site sanitary sewer conveyance system. For additional information, please contact the Water and Environmental Licensing Section at 954-519-1483.

- 9) This site was previously reviewed by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division, and found to contain wetlands. See the attached Conceptual Dredge and Fill Review Report. A jurisdictional wetland determination was conducted on October 13, 2016. The inspection identified 5.9 acres of wetlands and 0.07 acres of surface waters on the site. An Environmental Resource License was applied on January 26, 2017 and proposes impacts to 4.69 acres of wetlands. Requests for additional information were sent on February 3, 2017, November 28, 2017 and January 28, 2017.
- 10) 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.
- 11) The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages that 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 be removed during the development process, and advises that a management plan may be necessary to control re-invasion of same. In addition, landscape materials 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.
- 12) This site is not included in the Protected Natural Lands Inventory; however, it is adjacent to the Sky Rise Plaza Conservation Area, which is included in the Protected Natural Land Inventory. The applicant is advised that this plat must not propose any development that may have a negative impact upon the continued preservation of the Natural Land. 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>

Continued

- 13) Review of aerial photographs indicates that the subject site contains tree canopy. If trees are to be removed or relocated, development of the site must comply with the Tree Preservation regulations of the City of Pembroke Pines. 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.
- 14) Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
- 15) The subject plat is in the vicinity of known contaminated sites and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting 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 Environmental Assessment and Remediation must approve any dewatering activities at this site.
- 16) Plat approval 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. Approval to connect to such systems is 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 waiver of approval of any other permit that may be required for other aspects of the project.
- 17) The applicant is advised that any proposed construction on this property with a height exceeding 200 feet, use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web Page at:  
<http://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
- 18) Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County's consulting archaeologist indicates that the proposed development will not have an adverse effect on any known historical or archaeological resources or areas of archeological or paleontological sensitivity. The consulting archaeologist also notes that this plat is located within the City of Pembroke Pines which is within the archaeological jurisdiction of Broward County Historic Preservation Ordinance 2014-32. If any archaeological materials are discovered during the course of development, the property owner must notify the Broward County Historic Preservation Officer,

Richard (Rick) Ferrer, of the Planning and Development Management Division at 954-357-9731 or [rferrer@broward.org](mailto:rferrer@broward.org), and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g). 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).

- 19) Openings or improvements on functionally classified State Roads are subject to the "Rules of the Department of Transportation Chapter 14-97 State Highway System Access Management Classification System and Standards." In accordance with Section 5-189(b)(5) of the Land Development Code, the applicant has submitted the attached pre-application approval letter from the Florida Department of Transportation.
- 20) The attached memorandum from the Highway Construction and Engineering Division, Traffic Engineering Division and Transit Division indicates that they have reviewed the plat application and have determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code. The recommendations for this plat may be modified if significant conflicts are identified by details included in the submitted construction plans.
- 21) The attached comments from the Broward County Planning Council indicate that the effective Land Use Plan designates the area covered by this plat for uses permitted in the "Irregular (7.9) Residential" land use category, which is in compliance with the permitted uses and densities of the effective land use plan.
- 22) 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.
- 23) Specific questions regarding any of the above comments may be directed to each review agency contact person. A complete list of agency contact information can be accessed on the Planning and Development Management Division's web page at: [www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf](http://www.broward.org/Planning/FormsPublications/Documents/ReviewAgencies.pdf)

## FINDINGS

### CONCURRENCY REVIEW

- 1) This plat is located within the Southwest Standard Transportation Concurrency District. This application satisfies the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Land Development Code.

- 2) This plat has been reviewed by the School Board, and satisfies the public school concurrency requirements of Section 5-182(m)(1)a) of the Land Development Code. See the attached School Capacity Availability Determination received from the School Board.
- 3) This plat satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Broward County Land Development Code.
- 4) This plat satisfies the regional park concurrency requirement of Section 5-182(i) of the Broward County Land Development Code.

### GENERAL RECOMMENDATIONS

- 1) Applicant must pay road impact and administrative fees, school impact fees and regional park impact and administrative fees during the review of construction plans submitted for County environmental review approval by the Development and Environmental Review Section of the Planning and Development Management Division, in accordance with the fee schedule specified in the Land Development Code. Regional park impact and administrative fee amounts are subject to adjustment each October 1.

- 2) Place a note on the face of the plat, preceding the designated municipal official's signature, reading:

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable concurrency/impact fees have been paid or are not due.

- 3) Place a note on the face of the plat reading:

A) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **January 8, 2024**, 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 **January 8, 2024**, 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.

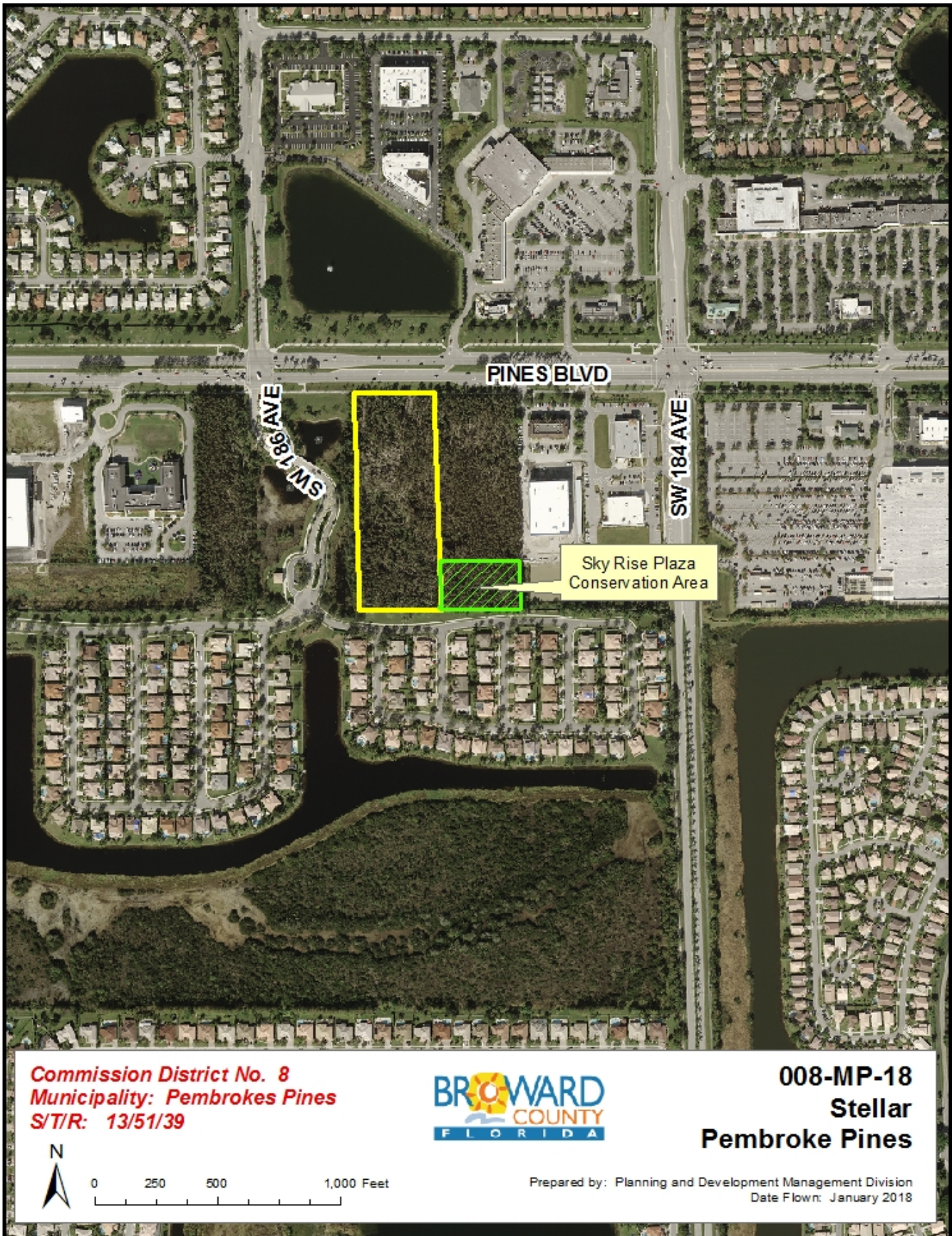
- 4) Place a note on the face of the plat reading:

This plat is restricted to 58 townhouse units.

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

- 5) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



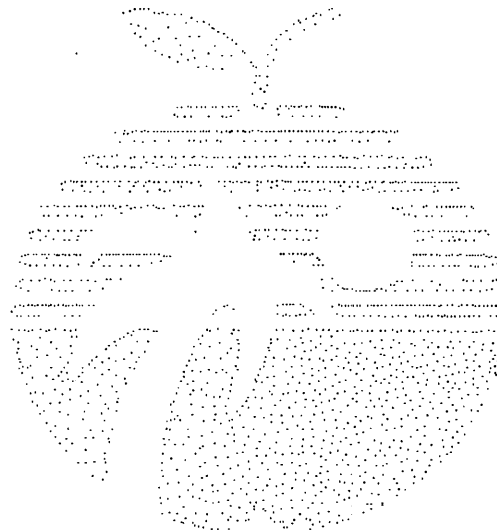


The School Board of Broward County, Florida  
**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION**  
PLAT

**SBBC-2114-2016**

**County Number: 008-MP-18 Municipality Number:  
Stellar Pines Townhomes (Siena at Pembroke Pines)**

**December 11, 2018**



**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
<b>Date:</b> December 11, 2018	<b>Single-Family:</b>		<b>Elementary:</b> 10
<b>Name:</b> Stellar Pines Townhomes (Siena at Pembroke Pines)	<b>Townhouse:</b> 58		<b>Middle:</b> 4
<b>SBBC Project Number:</b> SBBC-2114-2016	<b>Garden Apartments:</b>		<b>High:</b> 6
<b>County Project Number:</b> 008-MP-18	<b>Mid-Rise:</b>		<b>Total:</b> 20
<b>Municipality Project Number:</b>	<b>High-Rise:</b>		
<b>Owner/Developer:</b> Stellar Pembroke Pines 60 LLC	<b>Mobile Home:</b>		
<b>Jurisdiction:</b> Pembroke Pines	<b>Total:</b> 58		

**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
Sunset Lakes	1,300	1,430	897	-533	-29	69.0%	10
Glades	2,001	2,026	1,398	-630	-28	69.8%	4
West Broward	2,755	3,031	2,713	-318	-12	98.5%	6

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				19/20	20/21	21/22	22/23	23/24
Sunset Lakes	907	-523	69.8%	863	865	889	871	845
Glades	1,400	-626	70%	1,360	1,368	1,376	1,385	1,401
West Broward	2,719	-312	98.7%	2,726	2,721	2,715	2,710	2,704

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	2018-19 Contract Permanent Capacity	2018-19 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				18/19	19/20	20/21
Franklin Academy A	1.750	1.383	-367	1.383	1.383	1.383
Pembroke Pines West_central	1.398	1.318	-80	1.318	1.318	1.318

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

School(s)	Description of Improvements
Sunset Lakes	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Glades	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
West Broward	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected 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, there are no units permitted or built on the site. This concurrent plat and site plan application was reviewed as 58 (three or more bedroom) townhouse units. As proposed, the project is determined to generate 20 (10 elementary, 4 middle and 6 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2018/19 school year include Sunset Lakes Elementary, Glades Middle, and West Broward High Schools. Based on the Public School Concurrency Planning Document (PSCPD), each of the impacted schools is operating below the adopted Level of Service (LOS) standard, which is established as the higher of: 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2018/19-2020/21), the impacted schools are projected to remain within the adopted LOS. It should be noted that FISH capacity for the impacted schools reflect compliance with the class size constitutional amendment.

Additionally in the 2018/19 school year, the charter schools located within a two-mile radius of the site 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 CSAs, 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 2018/19 to 2022/23 regarding pertinent impacted schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid until the end of the current 2018/19 school year or 180 days, whichever is greater, for a maximum of 58 (three or more bedroom) townhouse units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on August 19, 2019. 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 specify at the minimum 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-2114-2016 Meets Public School Concurrency Requirements**

Yes  No

Reviewed By:

12/11/18  
Date

  
Signature

Lisa Wight  
Name  
Planner  
Title



**Florida Department of Transportation**

RICK SCOTT  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

MIKE DEW  
SECRETARY

January 19, 2018

THIS PRE-APPLICATION LETTER IS VALID UNTIL – January 19, 2019  
THIS LETTER IS NOT A PERMIT APPROVAL

Carlos Ballbé  
Ballbe' and Associates, INC  
2737 NE 30th PL, Fort Lauderdale, FL 33306

Dear Carlos Ballbé:

RE: January 19, 2018 - Pre-application Meeting for Safety Upgrade Driveway Date of Pre-Application Meeting: July 20, 2017  
Broward County - City of Pembroke Pines, Urban; SR 820; Sec. # 86040; MP: 2.28  
Access Class - 03; Posted Speed - 45 mph; SIS - N; Ref. Project:  
Request: Right-in/right-out driveway on Pembroke Pines/SR 820 Boulevard, located 930 feet west of Southwest 184<sup>th</sup> Avenue.

**SITE SPECIFIC INFORMATION**  
Project Name & Address: Mont Development - PINES BLVD PEMBROKE PINES FL 33029  
Applicant/Property Owner: MONT DEVELOPMENT CORP.  
Parcel Size: 6.74 Acres Development Size: 59 Dwelling Units

**WE APPROVE YOUR REQUES**

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

**Conditions:**

- A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided. If a gate is installed a minimum driveway length of 100 feet is required.
- A right turn lane is required and must meet FDOT design standards and include space for bicycle lane.
- A recorded cross access easement with the adjacent property to the east shall be provided at the time of Permit

**Comments:**

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements,
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. Note, this letter does not guarantee permit approval. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, or e-mail: [geysa.sosa@dot.state.fl.us](mailto:geysa.sosa@dot.state.fl.us)

Sincerely,

Aidin Massahi, Ph.D.  
District Access Management Manager

cc: Roger Lemieux  
FileS:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2017-07-20\2. 86040 MP 2.280 SR 820\_Mont Development\86040 MP 2.280 SR 820\_Mont Development.docx



Public Works Department

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

**MEMORANDUM**

DATE: November 13, 2018

TO: Josie Sesodia, Director  
Planning and Development Management Division

FROM: David (D.G.) McGuire, Project Manager  
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner  
Transportation Department, Service Development

SUBJECT: Letter to Proceed  
Stellar Pembroke Pines (008-MP-18)

The Highway Construction and Engineering Division and the Transportation Department, Transit Division have reviewed the letter to proceed request from the applicant and offers the following modifications to the Development Review Report for the subject plat. Pursuant to the request by the applicant, staff reviewed the information contained in the request, the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission. Our review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that the DRR may be amended address the applicant's specific request and that new or amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends APPROVAL of the proposed request subject to the following:



## STAFF RECOMMENDATIONS

### NON-VEHICULAR ACCESS LINE REQUIREMENTS

It is the express intent of this non-vehicular access line to eliminate all proposed openings and existing driveways not specifically delineated in the following recommendations:

- 1) Along the ultimate right-of-way for Pines Boulevard except at 60-foot opening with centerline located approximately 32 feet west of the east plat limits.

This opening is restricted to right turns only.

### ACCESS EASEMENT REQUIREMENTS

- 2) Provide a 60-foot wide by 80-foot deep ingress/egress easement in the 60-foot opening on Pines Boulevard and adjacent to the east plat limits. The dimensions may be modified to more closely approximate the proposed driveway dimensions. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.

### ACCESS REQUIREMENTS

- 3) The minimum distance from the non-vehicular access line of Pines Boulevard, at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 100 feet.
- 4) For the two-way driveway that will be centered in a 60-foot opening: the minimum pavement width shall be 24 feet, the minimum entrance radii shall be 30 feet.

### TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 5) The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

### TURN LANE IMPROVEMENTS (Secure and Construct)

- 6) Eastbound right turn lane on Pines Boulevard at the 60-foot opening with 135 feet of storage and 50 feet of transition. Design of this turn lane is subject to approval by Florida Department of Transportation.

- 7) The length of turn lane storage is measured from the end of taper (transition) to the point of curvature of the driveway radius, or corner chord in the case of intersecting road right-of-way.

#### SIDEWALK REQUIREMENTS (Secure and Construct)

- 8) Along Pines Boulevard adjacent to this plat.

#### PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 9) Construction of the required improvements shall include installation of signs and thermoplastic pavement markings. Pavement markings and signs shall be designed, fabricated, and installed in accordance with Traffic Engineering Division standards. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below. Design and installation of the required markers and/or signs are subject to approval by Florida Department of Transportation for projects located on a FDOT jurisdictional roadway.

#### IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 10) Section 5-184(d)(2) of the Broward County Land Development Code requires a recordable agreement for the required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to recordation of the plat. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to the issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction and Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.

- 11) The Installation of Required Improvements Agreement (CAF#450) shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to plat recordation and/or the commencement of construction. Security amounts shall be based upon the one of the following:
  - A) Approved construction plans. When security is based on approved construction plans, the security will be calculated at one-hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.
  - B) Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one-hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
  - C) All forms are available on the Highway Construction and Engineering Division's web page at:  
<http://bcegov2.broward.org/bcengineering/Plats/PlatsForms.aspx>.

#### IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS (Pre-construction and Security Release Requirements)

- 12) Construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review for conformance to Plat recommendations and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County.

#### FLORIDA STATUTE CHAPTER 177 REQUIREMENTS

Complete the following corrections to the plat mylar to comply with the requirements of Florida Statutes Chapter 177 as outlined below:

#### 13) SURVEY DATA

- A) The legal description in the title opinion or certificate must match the legal description on the plat. The plat drawing must follow the legal description.
- B) The platting surveyor shall submit Certified Corner Records for section corners used in preparation of the plat to both the State and Broward County. County staff will confirm submittal to the State prior to plat recordation. For section corners which have Certified Corner Records on file, the surveyor shall submit an affidavit confirming that the Section corner was found to be substantially as described in the most recently

available certified corner record. Standard affidavit forms are available at the following website:

<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>

- C) The surveyor must submit digital plat information after all corrections are completed and Highway Construction and Engineering Division staff requests digital information.

#### 14) TITLE CERTIFICATION AND DEDICATION SIGNATURE BLOCKS

- A) The title must be updated for the review of any agreements and for the recordation process. Standard format for "Title Certificates," "Opinions of Title," the "Adjacent Right-of-Way Report," and a "Guide to Search Limits of Easements and Right-of-Way" may be obtained by contacting the Highway Construction and Engineering Division or by visiting the Division's web site:

<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.

#### 15) DRAFTING AND MISCELLANEOUS DATA

- A) Address any undefined abbreviations or symbols used on the plat or added during revisions. Remove any abbreviations and symbols from the Legend that do not appear on the plat. Add any missing abbreviations and symbols to the Legend that appear on the plat or are added during revisions.
- B) No text on the plat drawing should be obstructed or overlapped by lines or other text.
- C) Explain the inclusion of Note #2 in the Surveyor's Notes. There are no benchmarks shown on the plat drawing. Review and revise as necessary.
- D) The name of the 5' easement abutting the south plat boundary line on the drawing differs from the name of said easement in the Dedication. Review and revise as necessary.
- E) Verify the page number in the recording information for the instrument that pertains to the Lake Tracts west of the plat. Review and revise as necessary.

#### 16) HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

- A) The following items are required for plat recordation but are completed by County staff:
  - 1) Planning Council Executive Director Signature.
  - 2) Completion of POSSE Inputs; Impact Fee and Security reports printed.

- 3) County Surveyor sign-off.
- 4) P.R.M.s verified.
- 5) Development Order, Planning and Development Management Director Signature.
- 6) Highway Construction and Engineering Director Signature.
- 7) City / District – Transmit scanned copy of mylar for review.

NOTE: Additional changes made to the original plat mylar beyond the above list of corrections may cause delays in review and recordation, and may result in additional review fees.

#### GENERAL RECOMMENDATIONS

- 17) Distance and measurement recommendations contained in this report were based on the best information available at the time of review. County staff may approve minor adjustments based on verified field conditions or details provided in approved construction plans.
- 18) All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, construction, studies, etc., shall conform to the applicable sections of the following:
  - A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
  - B) State of Florida Department of Transportation:
    - 1) "Roadway and Traffic Design Standards."
    - 2) "Standard Specifications."
    - 3) "FDOT Transit Facilities Guidelines."
  - C) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

All standard forms are available for downloading from the Highway Construction and Engineering Division's website:

<http://www.broward.org/Publicworks/BCEngineering/Pages/Default.aspx>.

- 19) This plat will not be recorded until all real estate taxes (including taxes for the current year and any delinquent taxes) for the property being platted have been paid as required by Florida Statutes Chapter 197.192. The applicant must

Letter to Proceed  
Stellar Pembroke Pines (008-MP-18)  
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submit a current tax letter from the Revenue Collection Division providing proof of payment.

dgm



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

FROM: Barbara Blake Boy, Executive Director

A handwritten signature in blue ink, appearing to read "BBB", is positioned to the right of the name Barbara Blake Boy.

RE: Stellar Pembroke Pines  
(008-MP-18) City of Pembroke Pines

DATE: April 10, 2018

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 (7.9) Residential" land use category. This plat is located on the south side of Pines Boulevard, between Southwest 184 Avenue and Southwest 186 Avenue.

The density of the proposed development of 58 dwelling units on approximately 7.5 gross acres of land, including the immediately adjacent right-of-way, is 7.7 dwelling units per gross acre, which is in compliance with the permitted uses and densities of the effective land use plan.

The effective land use plan shows the following land uses surrounding the plat:

North: Commercial  
South: Low (2) Residential  
East: Commercial  
West: Agriculture

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.

BBB:KJW

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

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