

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

PROJECT DESCRIPTION

Name:	1600 PLAT	Number:	001-MP-18
Applicant:	1600 SW 66 TH AVE LLC	Comm. Dist.:	6
Agent:	HSQ Group, Inc.	Sec/Twp/Rng:	23/51/41
Location:	West Side of Southwest 66 Avenue Between Pembroke Road and Flagler Street	Platted Area:	1.902 Acres
City:	Pembroke Pines	Gross Area:	NA
Replat:	N/A		

LAND USE

Existing Use:	67,432 Sq. Ft. Industrial	Effective Plan:	Pembroke Pines
Proposed Use:	80 Mid-Rise Units	Plan Designation:	Commercial
Adjacent Uses:		Adjacent Plan Designations:	
North:	Industrial, Vacant	North:	Industrial
South:	Commercial	South:	Commercial
East:	Single Family Residence	East:	Low (5) Residential (City of Hollywood)
West:	Commercial	West:	Commercial
Existing Zoning:	PD-SL	Proposed Zoning:	PD-SL

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:	02/12/19	Prepared:	HWC
Action Deadline:	03/19/19	Reviewed:	
Deferral Dates:		Approved:	

Continued

SERVICES

Wastewater Plant: Hollywood (09/18) Potable Water Plant: Pembroke Pines (09/17)

Design Capacity:	55.5000 MGD	Design Capacity:	18.000 MGD
12-Mo. Avg. Flow:	37.8700 MGD	Peak Flow:	16.200 MGD
Est. Project Flow:	0.0200 MGD	Est. Project Flow:	0.028 MGD

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

PARKS

SCHOOLS

Dwelling
Units

Impact
Fee

Local:

Land Dedication

Impact Fee

Admin. Fee

County conducts no
local review within
municipalities

N/A

N/A

80

*

Regional:

0.360 Acres

*

*

* See Staff Comment No. 5

* See Staff Comment No. 6

See Finding No. 2

See Finding No. 4

See Staff Recommendation No. 1

See Staff Recommendation No. 1

TRANSPORTATION

Concurrency Zone:
Southeast

Trips/Peak Hr.

Transit
Concurrency Fee

Road/Admin.
Fee

Res. Uses:

31

*

N/A

Non-Res. Uses:

N/A

N/A

N/A

Total:

31

*

N/A

* See Staff Comment No. 3 & 4

See Finding No. 1

See Staff Recommendation No. 1

Continued

1600 PLAT
001-MP-18

STAFF COMMENTS

- 1) Staff findings and recommendations pertaining to this plat are based on the use being 80 mid-rise units. This property is being voluntarily platted by the owner to redevelop as residential use.

In accordance with Ordinance 2013-30, effective October 4, 2013, mid-rise units are defined as four (4) or more attached dwelling units in a building with four (4) to eight (8) stories (exclusive of parking levels).

- 2) Trafficways approval is valid for 10 months. Approval was received on April 26, 2018.
- 3) This plat is located within a Transportation Concurrency Management Area. In accordance with Land Development Code amendments adopted April 26, 2005, transportation concurrency fees will be assessed and paid in accordance with the fee schedule specified in the ordinance during the review of construction plans submitted for County environmental review approval.
- 4) At the time of plat application 67,432 square feet of industrial use existed on this site, which the applicant stated will be demolished. In accordance with the credit provisions of Section 5-182(a)(4) of the Land Development Code, this structure may be eligible for credit towards transportation concurrency fees, provided appropriate documentation is submitted and provided the demolition occurs within certain time periods. No credit will be granted for demolition occurring more than eighteen (18) months prior to the review of construction plans submitted for County environmental review approval.
- 5) 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.
- 6) In accordance with Land Development Code amendments adopted September 22, 2009, and September 24, 2013, regional park impact and administrative fees for the proposed 80 mid-rise units 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.

Continued

- 7) 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.
- 8) This plat is located in the City of Pembroke Pines and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. The surface water management licensing requirements of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division must be met prior to any construction. 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.
- 9) 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. 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. For additional information, please contact the Water and Environmental Licensing Section at 954-519-1483.
- 10) Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.
- 11) 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.

Continued

- 12) 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>
- 13) 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 Pembroke Pines 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.
- 14) 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.
- 15) A demolition notice of the existing use may be required from the Air Licensing and Compliance Section of the Environmental Engineering and Permitting Division.
- 16) 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, approval of an application for a building permit or approval to construct or alter shall not be granted until 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 Section of the Environmental Engineering and Permitting Division must approve any dewatering activities at this site.
- 17) 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.
- 18) This property is within 20,000 feet of the North Perry Airport. Any proposed construction on this property or use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on

Continued

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>

Applicant is required to record a notice of potential aircraft overflight and noise impact on this property due to its proximity to the North Perry Airport. This serves as a notice to prospective purchasers of parcels within the property that, pursuant to Broward County Ordinance 2006-37 and consistent with the Federal Aviation Administration's "Change to FAA's Noise Mitigation Policy," effective October 1, 1998. The County will only provide noise mitigation for existing "incompatible development" and not for new incompatible development. The determination of "compatible" and "incompatible development" will be based on the County's most current Federal Aviation Administration (FAA) approved Noise Exposure Map and the Airport's most current noise compatibility program which has been reviewed and approved by the FAA for the Airport.

Further information regarding the current and potential impact of airport operations on the subject property may be obtained from the Broward County Aviation Department, Airport Development Planning Division (or at 954-359-6170).

- 19) 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 will not have an adverse effect on any known historical or archeological or paleontological sensitivity. The subject property is located in the City of Pembroke Pines and within the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. Pursuant to B.C. Ord 2014032, Section 5-536.5(g), 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, and the project may proceed in accordance with Ordinance 2014-32, Section 5-536.5(g).
- 20) 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.
- 21) This project is within the Broward County Water and Wastewater Services (BCWWS) jurisdictional (service) area. A BCWWS Utility Connection Permit will be required before water/wastewater construction can begin. Visit www.broward.org/WaterServices/Pages/LandDevelopment.aspx for additional information. The configurations of water/wastewater facilities will likely change per subsequent detailed plan review associated with the BCWWS Utility Connection Permit.
- 22) This site is currently serviced by BC Transit Route 5 on Pembroke Road.

Continued

- 23) 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.
- 24) The attached comments received from the Broward County Planning Council indicate that the City of Pembroke Pines certified land use plat permits free standing multi-family residential uses on parcels of land 5 acres or less subject to the allocation of flexibility and/or reserve units. Planning Council staff has received written documentation that on June 6, 2018, through ordinance No. 1902, the City allocated 80 “reserve units.” As a result, the proposed 80 dwelling units are in compliance with the effective Land Use Plan.

Planning Council staff notes that the proposed development is adjacent to the City of Hollywood and is subject to Policy 2.10.01 of the Broward County Land Use Plan regarding compatibility. Planning Council staff received written documentation that the City of Pembroke Pines notified the City of Hollywood of this allocation of “flexibility units” per the requirements of the Administrative Rules Documentation: BrowardNext. Further, Planning Council staff received written documentation that the City of Hollywood did not request a compatibility review. In addition, the staff notes that the parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan.

- 25) 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.
- 26) The adjacent cities of Miramar and Hollywood were notified and have no objections to this application.
- 27) 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

FINDINGS

CONCURRENCY REVIEW

- 1) This plat is located within the Southeast Transportation Concurrency Management Area. This district meets 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 transportation concurrency 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:
 - A) 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.
 - B) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by **February 12, 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
 - C) If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **February 12, 2024**,

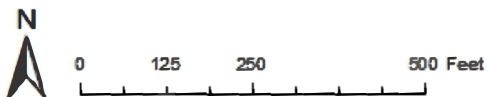
- then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the 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.
- D) This plat is restricted to 80 mid-rise units.
 - E) 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.
 - F) Any structure within this plat must comply with Section 2B.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.
- 3) If this item is approved, authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.



Commission District No. 6
Municipality: Pembroke Pines
S/T/R: 23/51/41



001-MP-18
1600 Plat



Prepared by: Planning and Development Management Division
Date Flown: January 2018

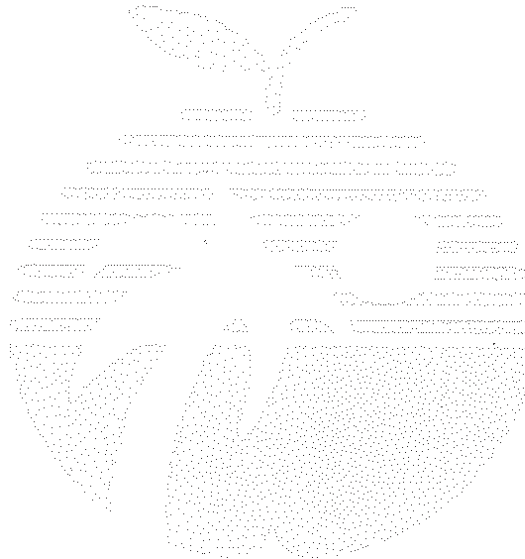
The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT

SBBC-2333-2017

County Number: 001-MP-18 Municipality Number: ZC-2017-05
1600 SW 66th Avenue, Pembroke Pines, FL 33023

October 30, 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

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: October 30, 2018	Single-Family:		Elementary: 2
Name: 1600 SW 66th Avenue, Pembroke Pines, FL 33023	Townhouse:		Middle: 1
SBBC Project Number: SBBC-2333-2017	Garden Apartments:		
County Project Number: 001-MP-18	Mid-Rise: 80		High: 2
Municipality Project Number: ZC-2017-05	High-Rise:		
Owner/Developer: 1600 SW 66th Avenue LLC	Mobile Home:		Total: 5
Jurisdiction: Pembroke Pines	Total: 80		

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
Orange Brook	830	830	688	-142	-7	82.9%	101
Apollo	1,558	1,558	1,253	-305	-13	80.4%	1
Mcarthur	2,330	2,330	2,228	-102	-4	95.6%	2

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				18/19	19/20	20/21	21/22	22/23
Orange Brook	789	-41	95.1%	649	624	598	573	547
Apollo	1,254	-304	80.5%	1,284	1,264	1,266	1,265	1,264
Mcarthur	2,230	-100	95.7%	2,205	2,201	2,197	2,193	2,190

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	2017-18 Contract Permanent Capacity	2017-18 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				18/19	19/20	20/21
Championship Acad Of Distinction @ Hollywood	600	442	-158	442	442	442
Championship Acad Of Distinction Hs	875	40	-835	40	40	40
Somerset Academy East	500	225	-275	225	225	225
Somerset Academy Hollywood Elementary	230	24	-206	24	24	24

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

School(s)	Description of Improvements
Orange Brook	There are no planned capacity additions in the ADEFP that would increase the FISH capacity reflected for the school.
Apollo	There are no planned capacity additions in the ADEFP that would increase the FISH capacity reflected for the school.
Mcarthur	There are no planned capacity additions in the ADEFP that would increase the FISH capacity reflected for 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 information provided by the applicant, the concurrent plat and site plan application proposes a total of 80 mid-rise units, which generate 5 (2 elementary, 1 middle and 2 high school) students.

Please be advised that this application was reviewed utilizing 2017/18 school year data because the current school year (2018/19) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The school Concurrency Service Areas (CSA) impacted by the project in the 2017/18 school year include Orange Brook Elementary, Apollo Middle and McArthur High Schools. Based on the Public School Concurrency Planning Document (PSCPD), all three schools are currently operating below the adopted Level of Service (LOS) of 100% gross capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2017/18 – 2019/20) the impacted schools are anticipated to maintain their current status through the 2019/20 school year. It should be noted that the LOS is 100% gross capacity only until the end of the 2018/19 school year and commencing the 2019/20 school year, the LOS transitions to 110% permanent Florida Inventory of School Houses (FISH) capacity. Additionally, the FISH capacity for the impacted schools reflects compliance with the class size constitutional amendment.

Information regarding charter schools located within a two-mile radius of the site in the 2017/18 school year is 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.

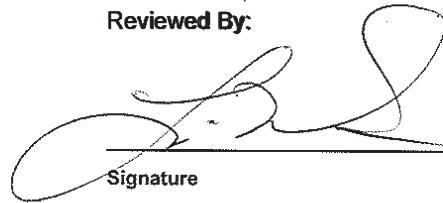
To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County. Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2018/19 to 2022/23 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for 180 days for a maximum of 80 (two or more bedrooms) mid-rise units and conditioned upon final approval by the applicable governmental body. Therefore, this determination shall expire on April 29, 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 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.

SBBC-2333-2017 Meets Public School Concurrency Requirements

Yes No

Reviewed By:



Signature

10-30-18

Date

Lisa Wight

Name
Planner

Title



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: March 2, 2018

TO: Josie Sesodia, Director
Planning and Development Management Division

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

Noemi Hew, Planner
Transportation Department, Service Development

SUBJECT: Application for New Plat
1600 plat (001-MP-18)

The Highway Construction and Engineering Division, Traffic Engineering, and the Transportation Department, Transit Division have reviewed the application for a new plat. Our review included the information contained in the application, the property survey, the site plan (or conceptual access plan), and any previously recorded plats.

As a result of our review, staff has determined that the comments and recommendations are required with respect to the safe and adequate access standards of the Broward County Land Development Code.

STAFF RECOMMENDATIONS

- 1 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 shall request a current tax letter be forwarded from the Revenue Collection Division to HCED Plat Section.

F.S. 177 PLAT REVIEW

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

2 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.
 1. The description is ambiguous in terms of the bearings in the description being relative to an identifiable entity. Provide a "MORE PARTICULARLY DESCRIBED AS" paragraph to the description to orient the bearings in the description to a well-established line (e.g. a section line or a right-of-way line.)
 2. If the grid bearings shown on the plat differ from the bearings called out in the description, show both on the plat drawing. Show the bearings to be used to survey the plat with a larger, bolder font than the bearings shown for reference.
- B) The bearing reference line must be a well-established and monumented line. Depict said line with its monumentation and tie to the plat boundary. Insufficient monumentation is shown for the line called out. Review and revise as necessary.
- C) Full dimensioning and square footage must be shown on all dedicated right-of-way, if applicable.
- D) Show State Plane Coordinates at the northwest corner of the plat.
- E) Revise the labels at the Point of Beginning and the southeast corner of Section 23-51-41 to indicate that no monumentation was recovered as opposed to "NOT FOUND".
- F) The platting surveyor must 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 must 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 from the following website:
<http://www.broward.org/Publicworks/BCEngineering/Pages/PlatSectionForms.aspx>
- G) The surveyor must submit digital plat information (after all corrections are completed and Highway Construction & Engineering Division staff requests digital information).

3 RIGHT-OF-WAY DELINEATION AND DEDICATION LANGUAGE

- A) Depict the entire right-of-way width of S.W. 66th Avenue and Fletcher Street adjacent to the plat. Label the right-of-way shown with all recorded instruments which establish public rights-of-way adjacent to this plat.
- B) Depict and label with type, width, and recording information for any applicable existing easements within the plat as identified in the title work or provide evidence of their release/vacation.

4 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>.

5 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) Show the line between the Point of Beginning and the southeast corner of the parcel lessed out of the description with a heavier lineweight.

6 SIGNATURE BLOCKS

- A) The Surveyor's Certification must be signed and the plat sealed by a professional surveyor and mapper, and state that the plat was prepared under his or her direction and supervision, and complies with all of the survey requirements of Florida Statutes Chapter 177. Remove the reference to PART 1 of Chapter 177, Florida Statutes in the Surveyor's Certification.
- B) The plat must include proper dates for signatures.
- C) The original plat mylar must be submitted to the Highway Construction and Engineering Division accompanied by a copy of the City of Pembroke Pines conditions of approval. (Agenda Report or Resolution listing all of the conditions of municipal plat approval.)

7 HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION INTERNAL PROCEDURES

The following items are required for plat recordation but are completed by County staff:


- A) Planning Council Executive Director Signature.
- B) Completion of POSSE Inputs; Impact Fee and Security reports printed.
- C) County Surveyor sign-off.
- D) P.R.M.s verified.
- E) Development Order, Planning and Development Management Director Signature.
- F) Highway Construction and Engineering Director Signature.
- G) City / District – Transmit scanned copy of mylar for review.

NOTES:

- 1) The applicant may request a copy of the FS 177 check print by calling Jason Espinosa at 954-577-4593.
- 2) Additional changes made to the original plat mylar (beyond this list of corrections) may cause delays in review and recordation, and may result in additional review fees.



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

FROM: Barbara Blake Boy, Executive Director 

RE: 1600 Plat
(001-MP-18) City of Pembroke Pines

DATE: December 21, 2018

This memorandum updates our previous comments regarding the referenced plat dated February 16, 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 “Commercial” land use category. This plat is generally located on the west side of Southwest 66 Avenue, between Pembroke Road and Flagler Street.

Regarding the proposed residential use, it is noted that the City of Pembroke Pines certified land use plan permits free standing multi-family residential uses on parcels of land 5 acres or less subject to the allocation of flexibility and/or reserve units. Planning Council staff has received written documentation that the City allocated 80 “reserve units” to this plat on June 6, 2018, through Ordinance Number 1902. Therefore, the proposed development of 80 dwelling units is in compliance with the permitted uses and densities of the effective land use plan.

Planning Council staff notes that the proposed development is located adjacent to the City of Hollywood, and is subject to Policy 2.10.1 of the Broward County Land Use Plan regarding compatibility. In this regard, Planning Council staff has received written documentation that the City of Pembroke Pines notified the City of Hollywood of the flexibility allocation on December 19, 2017, per the rules of the *Administrative Rules Document: BrowardNext*. Subsequently, Planning Council staff received written documentation that the City of Hollywood did not request a compatibility review. We further note that the subject parcel is not located within 500 feet of a Broward County or regional park, or an Environmentally Sensitive Land, as defined by the Broward County Comprehensive Plan.

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

North:	Industrial
South:	Commercial
East:	Low (5) Residential (City of Hollywood)
West:	Commercial

1600 Plat
January 21, 2018
Page Two

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

Shiv Newaldass, Interim Director, Development Services
City of Hollywood





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

January 12, 2018

City Planner
City of Miramar
2300 Civic Center Place
Miramar, FL 33025

RE: Municipal notification of a proposed Plat adjacent to the city limits:

1600 PLAT

Plat No. 001-MP-18

Written comments must be received on or before February 16, 2018

As per Broward County Commission Policy effective March 24, 1998 we are forwarding a copy of a plat application 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 Planning and 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 Thuy Turner at 954-357-6623.

Sincerely,

THUY
TURNER

Digitally signed by THUY TURNER
DN: dc=cty, dc=broward, dc=bc,
ou=Organization, ou=BCC, ou=EPGM,
ou=PIER, ou=Users, cn=THUY TURNER
Date: 2018.01.17 14:37:16 -05'00'

Thuy (twee) Turner, AICP, Planning Section Supervisor
Planning and Development Management Division



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

January 12, 2018

City Planner
City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33022

RE: Municipal notification of a proposed Plat adjacent to the city limits:

1600 PLAT

Plat No. 001-MP-18

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Sincerely,

THUY
TURNER

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ou=Organization, ou=BCC,
c=US, ou=EPGM, ou=DER, ou=Users,
cn=THUY TURNER
Date: 2018.01.17 14:36:37 -05'00'

Thuy (twee) Turner, AICP, Planning Section Supervisor
Planning and Development Management Division