

STAFF REPORT
Pembroke Pines City Center
067-MP-03

A request to amend the note on the plat has been filed with the Planning and Development Management Division. This plat was approved by the Broward County Board of County Commissioners ("Board") on April 19, 2005 for 340,000 square feet of office use, 133,000 square feet of commercial use, 120,000 square feet of government facilities, 425 high rise units, 325 townhouse units and a 150-room hotel. The property is located on 133.6 acres on the west side of Palm Avenue (Southwest 101 Avenue), between Pines Boulevard and Washington Street, in the City of Pembroke Pines. The plat was recorded on October 12, 2006 (Plat Book 176, Page 86).

The current note on the face of the plat, approved by the Board on August 22, 2017 (Instrument No. 114632385) reads as follows:

This plat is restricted to **120,000 square feet of office use**, 325,000 square feet of commercial use, 1,841 multi-family units consisting of 497 mid-rise units, **389 high rise units**, 382 townhouse units and 573 garden apartments, and **350 hotel rooms**.

276 high rise units shall be restricted to "moderate affordable" units as defined by the Broward County Land Use Plan provided, however, that said definition shall also include "workforce housing" or any similar concept if adopted and defined as part of the BCLUP.

The applicant is requesting to revise the note on the face of the plat to eliminate 120,000 square feet of office use, reduce the commercial use to 302,000 square feet, reduce the hotel rooms to 200, and add 124 high rise units. The proposed note language reads as follows:

This plat is restricted to **302,000 square feet of commercial use**, 1,965 multi-family units consisting of 497 mid-rise units, **513 high rise units**, 382 townhouse units and 573 garden apartments, and **200 hotel rooms**.

325 high rise units shall be restricted to "moderate affordable" units as defined by the Broward County Land Use Plan provided, however, that said definition shall also include "workforce housing" or any similar concept if adopted and defined as part of the BCLUP.

This request was evaluated by the Reviewing Agencies.

Land Use

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the area covered by this plat for the uses permitted in the "Regional Activity Center" land use category. Planning Council staff note this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center," as recorded in Official Record Book 46264, Page 1461-1466. Planning Council staff note this plat is located within an area that was the subject of Broward County land Use Plat ("BCLUP") amendments, which amended various future land use designations

to the “Pembroke Pines City Center Regional Activity Center.” The BCLUP amendments are subject to the following voluntary restrictions:

- Payment of cost per student station fees for additional students, including amending the Education Mitigation Agreement as necessary to reflect impacts resulting from amendments to the Regional Activity Center; and
- Utilization of NatureScape Broward principles.

The residential dwelling units were subject to BCLUP Policy 2.16.2 and were found to satisfy same, based on the City’s affordable housing programs and policies, as well the City’s commitment to provide 325 of the dwelling units as affordable housing units.

School Mitigation

On March 5, 2019, the Board approved the Amendment to Education Mitigation Agreements in connection with BCLUP PCT 04-2, as amended by PCT 06-1, PCT 13-2, PCT 16-2, and PCT 17-2/PCT 17-4 for the “Pembroke Pines Center Regional Activity Center” (Item No. 8) (“Mitigation Agreement”). In accordance with the Mitigation Agreement and the School Board of Broward County’s School Capacity Availability Determination (“SCAD”) letter, the payment of cost per dwelling unit or school impact fees, the greater thereof, shall be paid during the review of construction plans submitted for County environmental review approval. The attached SCAD letter indicates no objection by the School Board to the requested amendment.

Concurrency Review

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. This request represents a decrease of 337 PM peak hour trips generated by development within the plat. The plat is located within the South Central Transportation Concurrency Management Area and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Broward County Land Development Code.

Impact Fees

Road fees have been satisfied for the 124-room hotel on Parcel B, 288 mid-rise units and 106 garden apartments on Parcel A-2-A. School impact and regional park impact and administrative fees were paid for the residential development on Parcel A-2-A. Any development which has not been constructed but included in the current plat note shall be subject to transportation concurrency fees. The 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. If a demolition permit of existing structures is issued more than eighteen (18) months prior to the date of development and environmental review of constructions plan, transportation concurrency fees will be assessed and paid in accordance with the current fee schedule which may be amended every October 1.

Reviewing Agency Comments

The attached Resolution No. 3626 adopted October 17, 2018 by the City of Pembroke Pines indicates no objection to the requested amendment.

This application has been reviewed by Highway Construction and Engineering Division staff who have no objections to this request.

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, however, this site contains one, and is adjacent to two, private non-forested freshwater wetland mitigation sites included in the inventory. This plat has previously been reviewed by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division to authorize the filling of 24.0 acres of wetlands. The Environmental Review Report, coordinated by the Planning and Development Management Division is attached.

The Aviation Department has advised that this property is within 20,000-feet of North Perry Airport. Any proposed construction, use of cranes or other high-lift equipment must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes, Chapter 333 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>. For additional information, contact the Broward County Aviation Department at 954-359-6170.

Broward County's consulting archaeologist has reviewed this request and, based on available information including archival documents, maps, the Broward County Land Use Plan and the Florida Master Site File (FMSF), has determined that the proposed project 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 property is located in the City of Pembroke Pines and within the 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 Rick Ferrer, Historic Preservation Officer for Broward County at 954-357-9731, 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.

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 **May 21, 2020**.

The amended note must also include language stating the following:

- A) 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.
- B) If a building permit for a principal building (excluding dry models, sales and construction offices) first inspection approval are not issued by **May 21, 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 **May 21, 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.

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.

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.

JWP



Commission District No. 6
Municipality: Pembroke Pines
S/T/R: 18/51/41



067-MP-03
Pembroke Pines
City Center




0 375 750 1,500 Feet

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



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

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Pembroke Pines City Center
(067-MP-03) City of Pembroke Pines

DATE: March 6, 2019

This memorandum updates our previous comments regarding the referenced plat dated February 5, 2019.

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

FROM: This plat is restricted to 120,000 square feet of office use; 325,000 square feet of commercial use; 1,841 multi-family dwelling units consisting of 497 mid-rise units, 389 high-rise units, 382 townhouse units and 573 garden apartments; and 350 hotel rooms.

276 high-rise units shall be restricted to “moderate affordable” units as defined by the Broward County Land Use Plan provided, however, that said definition shall also include “workforce housing” or any similar concept if adopted and defined as part of the BCLUP.

TO: This plat is restricted to 302,000 square feet of commercial use; 1,965 multi-family dwelling units consisting of 497 mid-rise units, 382 townhouse units, 513 high-rise units and 573 garden apartments; and 200 hotel rooms.

325 high-rise units shall be restricted to “moderate affordable” units as defined by the Broward County Land Use Plan provided, however, that said definition shall also include “workforce housing” or any similar concept if adopted and defined as part of the BCLUP.

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 “Regional Activity Center” land use category. This plat is generally located on the west side of Palm Avenue, between Pines Boulevard and the vacated right-of-way of Washington Street.

Pembroke Pines City Center
March 6, 2019
Page Two

Regarding the proposed uses, this plat is subject to the executed "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Local Activity Center," as recorded in Official Record Book 46264, Pages 1461-1466.

Planning Council staff notes that this plat is located within an area that was the subject of Broward County Land Use Plan (BCLUP) amendments, which amended various future land use designations to the "Pembroke Pines City Center Regional Activity Center." Said amendments are subject to the following voluntary restrictions:

- Payment of cost per student station fees for the additional students, including amending the Educational Mitigation Agreement as necessary to reflect impacts resulting from amendments to the Regional Activity Center; and
- Utilization of NatureScape Broward principles.

Further, Planning Council staff notes that the residential dwelling units resulting from said amendments were subject to BCLUP Policy 2.16.2 and found to satisfy same, based on the City's affordable housing programs and policies, as well the City's commitment to provide 325 of the dwelling units as affordable housing units.

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:DBT

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

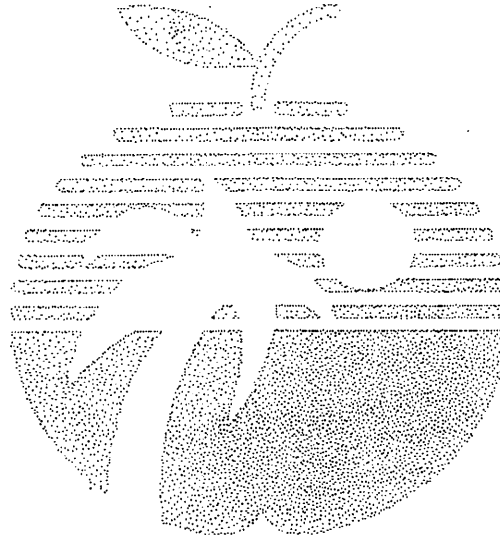
Michael Stamm, Director, Planning and Economic Development Department
City of Pembroke Pines



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

PLAT
SBBC-1014-2011
County No: 067-MP-03
Pembroke Pines City Center

April 1, 2019 3:11:35



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	OTHER PROPOSED	ADDITIONAL STUDENT
Date: April 1, 2019 3:11:35	Single-Family:	302,000 SF Commercial, 200 Hotel Rooms	Elementary: 5
Name: Pembroke Pines City Center	Townhouse:		Middle: 2
SBBC Project Number: SBBC-1014-2011	Garden Apartments:		High: 3
County Project Number: 067-MP-03	Mid-Rise:		Total: 10
Municipality Project Number: TBD	High-Rise: 513		
Owner/Developer: City of Pembroke Pines	Mobile Home:		
Jurisdiction: Pembroke Pines	Total: 513		

Comments

District staff previously reviewed and issued a School Capacity Availability Determination (SCAD) Letter for this plat application. As such, it is vested for the student impact associated with the 1,841 approved units comprised of 382 (three or more bedroom) townhouse, 573 (three or more bedroom) garden apartment, 497 (two or more bedroom) midrise and 389 high-rise units, which were anticipated to generate 423 (197 elementary, 102 middle and 124 high school) students. This application proposes an additional 124 high-rise units for a total of 1,965 units consisting of 382 (three or more bedroom) townhouse, 573 (three or more bedroom) garden apartment, 497 (two or more bedroom) midrise and 513 high-rise units, which generates 425 (198 elementary, 102 middle and 125 high school) students for a net increase of 2 students. The application further indicates that the 382 townhouse, 573 garden apartment and 497 midrise units are already built on the site and are not scheduled for demolition, and should already be factored into the District's five-year student enrollment projections. Therefore staff removed those units from the analysis and reviewed the plat only for the unbuilt 513 high-rise units, which are determined to generate 10 (5 elementary, 2 middle and 3 high school) students.

Schools serving the amendment site in the 2018/19 school year are Pine Lakes Elementary, Pines Middle, and Charles Flanagan High. This plat falls within the boundary of Land Use Plan Amendments (LUPA) PC 04-2, PCT 06-1, PCT 16-2, and PCT 17-2/PC 17-4 which is the subject of a Tri-Party Agreement (INSTR # 115697465) between the School Board, the City of Pembroke Pines and the County and REQUIRES PAYMENT OF MITIGATION BASED ON THE HIGHER OF COST PER DWELLING UNIT OR SCHOOL IMPACT FEES AS SPECIFIED IN THE TRI-PARTY AGREEMENT. The amended Agreement was approved by the School Board on November 7, 2018 and by the Broward County Commission on March 5, 2019.

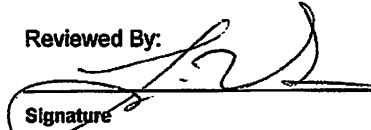
This application satisfies public school concurrency on the basis that the project is vested for public school concurrency requirements under Section 8.11(b)(2) of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning. The determination shall be valid for 180 days and conditioned upon final approval by the applicable governmental body. As such, this determination will expire on September 27, 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.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

SBBC-1014-2011 Meets Public School Concurrency Requirement: Yes No

4-1-19
Date

Reviewed By:


Signature
Lisa Wight
Name
Planner
Title

PROPOSED RESOLUTION NO. 2018-R-38

RESOLUTION NO. 3626

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT (DELEGATION REQUEST) FOR THE PEMBROKE PINES CITY CENTER PLAT, GENERALLY LOCATED WEST OF PALM AVENUE, SOUTH OF PINES BOULEVARD AND NORTH OF WASHINGTON STREET, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN; AUTHORIZING CITY ADMINISTRATION TO TAKE ANY ACTION NECESSARY TO IMPLEMENT THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 3, 2005, the City Commission adopted Ordinance No. 1519, which rezoned the approximate 146-acre parcel of the Pembroke Pines City Center property, generally located west of Palm Avenue, between Pines Boulevard and Washington Street, to Mixed Used Development District (MXD), and subsequently amended that ordinance on April 4, 2007, in Ordinance No. 1575A, on October 16, 2013 in Ordinance No. 1762A, on November 12, 2015 in Ordinance No. 1831 on February 1, 2017 in Ordinance No. 1867; and,

WHEREAS, On September 19, 2007 the City Commission approved Ordinance 1885, adopting the City Center Local Activity Center Land Use Plan Amendment which added the former City Hall parcel (Pembroke Pines City Center Plat) into the City Center Activity Center; and,

WHEREAS, the passage of Ordinance No. 1885 upgraded the overall City Center land use from Local Activity Center (LAC) to Regional Activity Center (RAC) due to the addition of the subject property; and,

WHEREAS, On June 20, 2018 the City approved the seventh amendment to the purchase and sale agreement with the Terra World Investments, LLC to develop

PROPOSED RESOLUTION NO. 2018-R-38

RESOLUTION NO. 3626

a portion of the property within Pembroke Pines City Hall Plat, located south of Pines Boulevard and west of Palm Avenue, as more particularly described in Exhibit "A"; and,

WHEREAS, on October 3, 2018, the City Commission approved an amendment to the Mixed Used Development District (MXD) guidelines through Ordinance 1917 to add the former City Hall parcel into City Center;

WHEREAS, the proposed plat note amendment will allow for the development as contemplated within the City Center master plan; and,

WHEREAS, the existing plat note for the subject property currently states:

This plat is restricted to 120,000 square feet of office use; 325,000 square feet commercial use; 1,841 multi-family dwelling units consisting of 497 mid-rise units, 389 high-rise, 382 townhouse units, and 573 garden apartments; and 350 hotel rooms. Freestanding banks and 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 276 high-rise units shall be restricted to "moderate affordable" units as defined by the Broward County Land Use Plan provided, however, that said definition shall also include "workforce housing" or any similar concept if adopted and defined as part of the BCLUP.

WHEREAS, the City approves and requests that Broward County approves the following proposed plat note language:

This plat is restricted to 302,000 square feet of commercial use; 1,965 multi-family dwelling units consisting of 497 mid-rise units, 382 townhouse units, 513 high rise units and 573 garden apartments; and 200 hotel rooms. Freestanding banks and 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 RESOLUTION NO. 2018-R-38

RESOLUTION NO. 3626

325 high-rise units shall be restricted to "moderate affordable" units as defined by the Broward County Land Use Plan provided, however, that said definition shall also include "workforce housing" or any similar concept if adopted and defined as part of the BCLUP.

WHEREAS, the City's professional staff has reviewed the proposed plat note amendment and has no objection to the same; and

WHEREAS, the City Commission of the City of Pembroke Pines finds that the proposed Plat Note Amendment request to be in the best interests of the citizens and residents of the City of Pembroke Pines.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA THAT:

Section 1. The foregoing "WHEREAS" clauses are true and correct and hereby ratified and confirmed by the City Commission. All exhibits referenced herein and attached hereto are hereby incorporated herein.

Section 2. The City Commission of the City of Pembroke Pines, Florida, hereby approves the Plat Note Amendment (Delegation Request) for the Pembroke Pines City Center Plat located west of Palm Avenue, south of Pines Boulevard and north of Washington Street, as more particularly described in **Exhibit "A"**, attached hereto, to amend the plat note to state:

This plat is restricted to 302,000 square feet of commercial use; 1,965 multi-family dwelling units consisting of 497 mid-rise units, 382 townhouse units, 513 high rise units and 573 garden apartments; and 200 hotel rooms. Freestanding banks and 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 RESOLUTION NO. 2018-R-38

RESOLUTION NO. 3626

325 high-rise units shall be restricted to "moderate affordable" units as defined by the Broward County Land Use Plan provided, however, that said definition shall also include "workforce housing" or any similar concept if adopted and defined as part of the Broward County Land Use Plan.

Section 3. City Administration is hereby authorized to take any action necessary to implement the intent of this Resolution.

Section 4. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

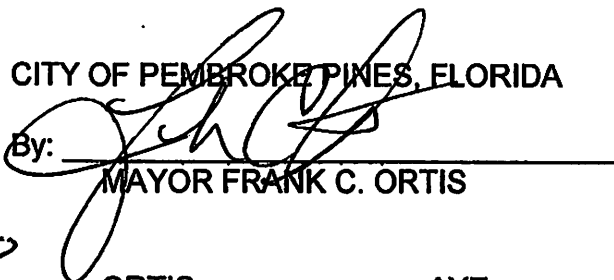
Section 6. This Resolution shall become effective immediately upon its passage and adoption.

PROPOSED RESOLUTION NO. 2018-R-38

RESOLUTION NO. 3626

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF
PEMBROKE PINES, FLORIDA, THIS 17TH DAY OF OCTOBER, 2018.**

CITY OF PEMBROKE PINES, FLORIDA

By: 
MAYOR FRANK C. ORTIS

ATTEST:


MARLENE GRAHAM, CITY CLERK

APPROVED AS TO FORM:


OFFICE OF THE CITY ATTORNEY

ORTIS	<u>AYE</u>
CASTILLO	<u>AYE</u>
SCHWARTZ	<u>AYE</u>
GOOD	<u>AYE</u>
SIPLE	<u>AYE</u>



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

Application: **Delegation Request** to amend the note to eliminate the office use, decrease the commercial use by 23,000 square feet, increase multi-family dwelling units by 124 units, and decrease hotel rooms by 150 rooms.

File Number: **067-MP-03**

Project Name: **Pembroke Pines City Center**

Comments Due: **February 5, 2019**

Development Type: **Commercial** (302,000 Square Feet), **Residential** (497 Mid-Rise Units; 513 High Rise Units; 573 Garden Apartments), and **Hotel** (200 Rooms)

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 Pine's Water Treatment Plant which has a capacity of 18.000 MGD, a maximum daily flow of 15.500 MGD, and the estimated project's flow is 0.720 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:	Pembroke Pines
Flow Data:	As of 12/18
EPGMD Licensed Capacity	9.5000 MGD
12 Month Average Flow:	6.6400 MGD
Existing Flow Reserved by Building Permit:	0.2890 MGD
Total Committed Flow:	6.9290 MGD
Estimated Project Flow:	0.4302 MGD

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.

Page 2
067-MP-03 Pembroke Pines City Center

Natural Resources Preservation

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

See the attached Conceptual Dredge and Fill Review Report. An Environmental Resource License, No. DF97-1097 was issued on July 15, 1997 and expired on July 15. This plat has previously been reviewed by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division to authorize the filling of 24.0 acres of wetlands.

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 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.

Any construction within the Broward County Right of Way is subject to Chapter 27, Article XIV, Sections 27-401 through 27-414 of the Broward County Code, titled Broward County Tree Preservation and Abuse Ordinance. A Broward County Tree Removal License will be required for any tree removal or relocation in the Right of Way. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1224 or pburke@broward.org for specific license requirements.

This site is not included in the Protected Natural Lands Inventory but it contains one and is adjacent to two, private non-forested fresh water wetlands mitigation sites included 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 Protected Natural Lands Inventory may be accessed at:

Page 3
067-MP-03 Pembroke Pines City Center

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

Additional Comments Addressing Certain Environmental Protection Actions Needed 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.
2. 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.
3. 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.
4. Note that Environmental Engineering and Permitting Division records indicate that at least one underground fuel pipeline is located in the vicinity of this plat. Prior to conducting any subsurface work, the developer must contact Sunshine State On-Call at 1-800-432-4770 to properly mark the location of the pipeline(s) to ensure that work is not in the location of this fuel pipeline(s).
5. A Tree Removal License may be required. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.

Be advised that approval of a plat note amendment 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.



Planning and Development Management 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 Pembroke Pines City Center

Plat Number 067-MP-03 Plat Book - Page 176/86 (If recorded)

Owner/Applicant City of Pembroke Pines Phone 954.431.4884

Address 10100 Pines Boulevard City Pembroke Pines State FL Zip Code 33026

Owner's E-mail Address swilliams@ppines.com Fax # _____

Agent Greenspoon Marder LLP Phone 954-761-2929

Contact Person Marla Neufeld, Esq.

Address 200 E. Broward Blvd, Suite 1800 City Ft. Lauderdale State FL Zip Code 33301

Agent's E-mail Address marla.neufeld@gmlaw.com Fax # _____

PROPOSED CHANGES

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

Current note for entire plat See attached

Proposed note for entire plat See attached

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: _____

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 plan? If YES, state name and address. Yes No
City of Pembroke Pines

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

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 NA

Number of students for a daycare center or school STUDENTS NA

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

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 Development Management 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?

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 Cynthia Pasch
Sworn and subscribed to before me this 30 day of October, 2018
by Cynthia Pasch He/she is personally known to me or
 Has presented _____ as identification.
Signature of Notary Public Beverly Bell McGuinness
Type or Print Name Beverly Bell McGuinness

FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time N/A Application Date 11/26/2018 Acceptance Date 1/19/2019
Comments Due 2/1/2019 C.C. Mtg. Date TBD Fee \$ 2,090

Plats Survey Site Plan City Letter Agreements

Other Attachments (Describe) _____
Title of Request PPCC NOTE AMENDMENT

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 FDOT

Other _____
Adjacent City N/A Received by JEAN-PAUL PEREZ
SENIOR PLANNER



November 27, 2018

Plat Note Amendment Application
Pembroke Pines City Center Plat ("Plat")
(067-MP-03)

The existing notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended from:

This plat is restricted to 120,000 square feet of office use; 325,000 square feet of commercial use; 1,841 multi-family dwelling units consisting of 497 mid-rise units, 389 high-rise units, 382 townhouse units and 573 garden apartments; and 350 hotel rooms. Freestanding banks and 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 276 high-rise units shall be restricted to "moderate affordable" units as defined by the Broward County Land Use Plan provided, however, that said definition shall also include "workforce housing" or any similar concept if adopted and defined as part of the BCLUP.

The notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended to:

This plat is restricted to 302,000 square feet of commercial use; 1,965 multi-family dwelling units consisting of 497 mid-rise units, 382 townhouse units, 513 high rise units and 573 garden apartments; and 200 hotel rooms. Freestanding banks and 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.

Page No. 2

325 high-rise units shall be restricted to "moderate affordable" units as defined by the Broward County Land Use Plan provided, however, that said definition shall also include "workforce housing" or any similar concept if adopted and defined as part of the BCLUP.