




City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

| | | | |
|---------------------------------|---|---|--|
| Agenda Date: | April 8, 2021 | Application ID: | PH 2021-01 |
| Project: | Pembroke Lakes Regional Center (Pembroke Lakes Mall) DRI | Project Number: | PRJ 2020-08 |
| Project Planner: | Sharon Williams, Planning Administrator | | |
| Applicant: | South Broward Hospital District | Agent: | Hope Calhoun, Esq., Dunnay, Miskel and Backman; Mark Rickards, Kimley Horn |
| Location: | Between Johnson Street and Pines Boulevard, and between Flamingo and Hiatus Roads | Acreage: | 208 |
| Existing Zoning: | B-2, PO-2 and R-4 | Existing Land Use: | Commercial and Medium Residential |
| Project Description: | Public Hearing (PH 2021-01) The purpose of this Public Hearing is to consider an amendment to an adopted development order for the Pembroke Lakes Regional Center Development of Regional Impact (DRI) by deleting a portion of Parcel B from the DRI acreage, decreasing commercial development intensity from 1,794,300 to 1,733,718 (60,582) square feet. | | |
| Staff Recommendation: | Staff requests the Planning and Zoning Board transmit the proposed amendment to the Pembroke Lakes Regional Center DRI to the City Commission, with a positive recommendation. | | |
| Reviewed for the Agenda: | Director:  | Planning Administrator: | <u>SW</u> |
| Final: | <input type="checkbox"/> Planning & Zoning Board | <input checked="" type="checkbox"/> City Commission | |

PROJECT DESCRIPTION

The purpose of this public hearing is to consider an amendment to an adopted development order for the Pembroke Lakes Regional Center Development of Regional Impact (DRI) by deleting a portion of Parcel B from the DRI. Parcel B is generally located at the northeast corner of Pines Boulevard and Flamingo Road, south of NW 4th Street. The applicant is requesting the modification to the DRI in order to develop the property for the Memorial Cancer Institute. The proposed modification to the DRI will decrease the commercial square feet by 60,582 sq. ft., from 1,794,300 to 1,733,718. Future Development of the parcel proposed to be deleted from the DRI will be subject to all local land use, zoning, platting, and site plan requirements. No changes will be made to the existing shared DRI infrastructure.

BACKGROUND

Pursuant to Chapter 2018-158, Laws of Florida, Hope Calhoun, Esq., agent for the applicant, South Broward Hospital District, is requesting approval of an application to modify the development order granted by Ordinance No. 789 for the Pembroke Lakes Regional Center DRI, adopted by the City Commission on April 30, 1986. The DRI is a 208-acre mixed use development generally located between Flamingo and Hiatus Roads, and between Johnson Street and Pines Boulevard. Effective April 9, 2018, the statutory provisions in Chapter 380, Florida Statutes, related to developments of regional impact (DRI) were amended to eliminate the state and regional review process regarding changes to existing DRIs. The law now requires local governments to review the changes based on the adopted local comprehensive plan and land development regulations. If the changes to the DRI have the net effect of reducing the originally approved intensity, the changes must be reviewed by the local government based on the standards in the comprehensive plan in effect when the development was originally approved and may approve the change.

The attached table depicts the intensity levels of the DRI currently approved, and proposed for approval. The proposed parcel for deletion is approximately 6.8 acres. If approved, the remaining DRI would be +/-201 acres.

The applicant submitted traffic, water and sewer analyses comparing the proposed modification to the original approved DRI intensities as required by the Laws of Florida. The analyses shows that the net impacts of the proposed change are less for all of the above services than the impacts from the original approved DRI intensities. The proposed change has been reviewed by the Engineering Division. The Division has no objections to this application; however, traffic concerns relating to NW 4th Street will be addressed during the platting and site plan review processes.

STAFF RECOMMENDATION:

Staff requests the Planning and Zoning Board transmit the proposed amendment to the Pembroke Meadows DRI to the City Commission, with a positive recommendation.

- Enclosed: Unified Development Application
- Comparative Analysis
- Traffic Analysis
- Table depicting approved development and proposed development
- Amended DRI master plan map H-1
- Survey of Parcel B (proposed for deletion)
- E-mail from Engineering Division 3/8/2021



City of Pembroke Pines

Planning and Economic Development Department

Unified Development Application

Planning and Economic Development
 City Center - Third Floor
 601 City Center Way
 Pembroke Pines, FL 33025
 Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|---|
| <input type="checkbox"/> Appeal* <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Delegation Request <input type="checkbox"/> DRI* <input checked="" type="checkbox"/> DRI Amendment (NOPC)* <input type="checkbox"/> Flexibility Allocation <input type="checkbox"/> Interpretation* <input type="checkbox"/> Land Use Plan Map Amendment* <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Plat | <input type="checkbox"/> Sign Plan <input type="checkbox"/> Site Plan* <input type="checkbox"/> Site Plan Amendment* <input type="checkbox"/> Special Exception* <input type="checkbox"/> Variance (Homeowner Residential) <input type="checkbox"/> Variance (Multifamily, Non-residential)* <input type="checkbox"/> Zoning Change (Map or PUD)* <input type="checkbox"/> Zoning Change (Text) <input type="checkbox"/> Zoning Exception* <input type="checkbox"/> Deed Restriction |
|---|---|

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 foot radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: _____ **Project #:** PRJ 20____ - _____ **Application #:** _____

Date Submitted: ____/____/____ **Posted Signs Required:** (____) **Fees:** \$_____

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SECTION 1-PROJECT INFORMATION:

Project Name: Memorial Hospital - Hospital District Expansion

Project Address: 703 N Flamingo Rd

Location / Shopping Center: Southwest Memorial Hospital

Acreage of Property: 43.515 Building Square Feet: N/A

514013140010, 514013130060

Flexibility Zone: _____ Folio Number(s): 514013130028, 514013130024

Pembroke Lakes Regional Center

Plat Name: Southwest Memorial Hospital Traffic Analysis Zone (TAZ): _____

Legal Description: See Attached

Has this project been previously submitted? Yes No

HD District expansion (related project) see below

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

| Date | Application | Request | Action | Resolution / Ordinance # | Conditions of Approval |
|------------|-------------|---|----------|--------------------------|-----------------------------------|
| March 2016 | HD District | Create HD Section 155.153 Hospital District | Approval | 1841 | Provision of HD Design Guidelines |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

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SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: South Broward Hospital District

Owner's Address: 3501 Johnson st, Hollywood FL 33201

Owner's Email Address: _____

Owner's Phone: _____ Owner's Fax: _____

Agent: Hope Calhoun Esq (Dunay, Miskel and Backman) & Mark Rickards AICP (Kimley-Horn)

Contact Person: Mark Rickards AICP

Agent's Address: 1615 S Congress Ave, Delray Beach FL 33445

Agent's Email Address: Mark.Rickards@kimley-horn.com

Agent's Phone: 561-404-7244 Agent's Fax: N/A

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

PROPOSED

Zoning: HD- Hospital District & B-3

Zoning: HD- Hospital District

Land Use / Density: CF & C

Land Use / Density: CF & C

Use: Hospital
Pembroke Lakes Regional Center

Use: Hospital
Pembroke Lakes Regional Center

Plat Name: Southwest Memorial Hospital

Plat Name: Southwest Memorial Hospital

Plat Restrictive Note: See Attached

Plat Restrictive Note: See Attached

ADJACENT ZONING

ADJACENT LAND USE PLAN

North: R-4

North: M - Medium

South: B-3

South: C - Commerical

East: B-3

East: C - Commerical

West: A-1

West: Agriculture



~~-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-~~

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

City Amendment Only

City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

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SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

Notice of Proposed Change for existing DRI removing the expansion area from the previous approval. Please see the attached letter of intent for additional information.

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SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Mark Greenspan
Signed on 2020/09/10 09:28:00 -0500
Signature of Owner

09/10/2020
Date

SIGN HERE

Sworn and Subscribed before me this 10th day

of September, 2020 by means of electronic notarization.

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Fee Paid

[Signature]
Notary Public

My Commission Expires

Lisa M. Hill
Commission # GG 310574
Notary Public - State of Florida
My Commission Expires May 18, 2023

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]
Signature of Agent

9.17.2020
Date

Sworn and Subscribed before me this 17 day

of SEPTEMBER, 2020

MYRTHA A. RODRIGUEZ VILLARREAL
Commission # GG 218720
Expires May 16, 2022
Bonded Thru Troy Fain Insurance 800-365-7019

—
Fee Paid

[Signature]
Signature of Notary Public

MAY 16, 2022
My Commission Expires

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HD District Application - Pembroke Pines.pdf

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E-Signature Summary

E-Signature 1: Mark Greenspan (MG)

September 10, 2020 06:20:00 -8:00 [D97F92AEB900] [205.152.238.75]
 mgreenspan@mhs.net (Principal) (ID Verified)

E-Signature Notary: Lisa M Hill (LMH)

September 10, 2020 06:20:00 -8:00 [F51DDE78BA9B] [104.129.206.168]
 lisa.hill@kimley-horn.com

I, Lisa M Hill, did witness the participants named above electronically sign this document.



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January 26, 2021

Ms. Sharon Williams
Planning Administrator
Planning and Economic Development Division
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025

RE: Pembroke Lakes Regional Center DRI – Notice of Proposed Change (“NOPC”)

Dear Ms. Williams,

Memorial Hospital West (“Memorial”) is the owner of the property generally located on the east side of Flamingo Road, approximately 1/8 of a mile north of Pines Boulevard, just north of NW 44th Street, which is currently used for a hospital. As part of the continued evolution of patient services and the distinctive requirements for a Hospital use, Memorial is proposing to expand their medical operations south of NW 44th Street to the parcel generally located at the northeast corner of Pines Boulevard and Flamingo Road (“Property”). The Property is currently developed with +/- 60,582 square feet of existing commercial space that previously operated as a Petco and ToysRUs. Memorial is proposing to redevelop these parcels with +/- 120,000 square feet of medical office uses (“Project”).

The Property is also located within the Pembroke Lakes Regional Center Development of Regional Impact (“DRI”). In order to accommodate the Project, Memorial is seeking approval for an amendment to the Development Order for the DRI to remove the Property from the boundaries of the DRI. The legal description of the revised DRI boundary is attached hereto as Exhibit “A”. Petitioner is also proposing a corresponding decrease in retail uses within the DRI, associated with the existing retail square footage on the Property. More specifically, Memorial seeks to amend the approved level of development for the DRI as follows:

| DRI Land Uses | Approved DRI Program | Proposed DRI Program | Proposed Change |
|---------------------------------|-----------------------------|-----------------------------|------------------------|
| <i>Retail</i> | 1,794,300 SF | 1,733,718 | 60,582 SF Decrease |
| <i>Office</i> | 375,000 SF | 375,000 | No Change |
| <i>Move Theatre</i> | 1050 seats | 1050 Seats | No Change |
| <i>Hotel</i> | 200 Rooms | 200 Rooms | No Change |
| <i>Residential</i> | 80 DU | 80 DU | No Change |
| Gross PM Peak Hour Trips | 5,001 | 4,906 Trips | 95 Trips Decrease |

The proposed change results in the removal of the Property from the DRI with a corresponding reduction in 60,582 square feet of retail uses. The revisions in square footage to the DRI program will result in a decrease of 95 PM Peak Hour trips to the approved Gross PM Peak Hour traffic volumes for the Project.

The approved level of development for the DRI generates 5,001 gross weekday PM Peak Hour trips, which will decrease to 4,906 gross weekday PM Peak Hour trips as a result of the removal of the Property from the DRI and the resulting proposed development program. A corresponding traffic analysis establishing the trip generation resulting from the proposed change is included as Exhibit "B". This analysis confirms that removal of the Property from the DRI and corresponding decrease of the retail uses will result in a net decrease in the Gross PM Peak Hour trips between the approved and proposed DRI programs. In addition, Memorial is also seeking a modification of the DRI Master Development Plan (Map H-1) to reflect the changes to the boundary of the DRI and corresponding amendment to the development program and to assign the revised uses to the plan. A copy of the revised DRI Master Development Plan (Map H-1) is attached hereto as Exhibit "C". At this time, we respectfully request the City approve the proposed amendment to the Development Order for the DRI.

Location (City, County, Township/Range/Section) of approved DRI and proposed change:

The Pembroke Lakes Regional DRI is located within the City of Pembroke Pines, Broward County in section 13, Township 51S, Range 40E. The Property is generally located north of Pines Boulevard, south of Johnson Street, east of Hiatus Road, and west of Flamingo Road. As noted above, Petitioner is proposing to remove the Property from the boundary for the DRI. The resulting legal description for the DRI is attached as Exhibit "A".

List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the Project?

- Ordinance No. 789, passed and adopted by the City Commission of Pembroke Pines on April 30, 1986:
 - The original DRI Development Order approving the Pembroke Lakes Regional Center Development or Regional Impact.

- Ordinance No. 950, passed and adopted by the City Commission of Pembroke Pines on April 17, 1991:
 - Modified certain Development Order requirements pertaining to:
 - Amending the Master Development Plan to reduce the permitted residential development to 157 dwelling units.
 - Permitting transfer of commercial development from Parcel A to Parcel B and Parcel C.
 - Extending the DRI build-out date to June 1, 2001.
 - Describing the project as a Single Phase Development.

- Amending the various plans of the project to more accurately reflect the final approved site plan configuration.
- Ordinance No. 986, passed and adopted by the City Commission of Pembroke Pines on March 4, 1992:
 - Modified certain Development Order requirements pertaining to:
 - Restricting Parcel D to 250,000 square feet of retail commercial development and 0 feet of office space.
 - Deleting all references to the project being a one phase of development.
 - Setting forth the amended development figures of the project to be a one phase project of 217.474 acres containing 375,000 square feet of office space, 1,835,000 square feet of retail commercial space, 200 hotel rooms and 157 residential units.
- Ordinance No. 1051, passed and adopted by the City Commission of Pembroke Pines on October 6, 1993:
 - Modified certain Development Order requirements pertaining to:
 - Reducing the total acreage of the project by 9.2 acres from 217.474 to 208.257 to remove Parcel H-1 from the project and combine it with the adjacent hospital facility.
- Ordinance No. 1508, passed and adopted by the City Commission of Pembroke Pines on January 19, 2005:
 - Approved an extension of the DRI build-out date and downzoning date from June 1, 2001 to June 1, 2008.
 - Note: the DRI build-out date was further extended:
 - From June 1, 2008 to June 1, 2001 pursuant to Section 280.06(19)(c), Florida Statutes, as the DRI was under active construction;
 - From June 1, 2011 to June 1, 2013 pursuant to HB 1752; and
 - From June 1, 2013 to June 1, 2015 pursuant to CS/HB 7019.
- Ordinance No. 1830, passed and adopted by the City Commission of Pembroke Pines on November 12, 2015:
 - Approved an extension of the DRI build-out date and downzoning date from June 1, 2015 to June 1, 2021; and
 - Transfer of 1,500 square feet of undeveloped retail square footage from Parcel A to Parcel D.
- Ordinance No. 789, passed and adopted by the City Commission of Pembroke Pines on May 4, 2016:
 - Modified certain Development Order requirements pertaining to:
 - Reduction of retail square footage by 40,700 square feet.
 - Addition of movie theatre use with 1,050 seats.
 - Reduction of 77 residential dwelling units.

- Modification of the DRI Master Development Plan (Map H-1) to reflect the changes to the DRI development program and to assign the revised uses to the plan.

Copies of the foregoing Ordinances are attached hereto as Exhibit "D". There has been no change in local government jurisdiction for any portion of the development since the last approval or development order was issued.

Indicate if the proposed change constitutes a substantial deviation.

As previously noted, the proposed change will not result in any increase in the number of gross PM Peak Hour trips, and standing alone, does not constitute a substantial deviation. The proposed development order amendment seeks to remove the Property from the DRI and amend the development program to decrease the retail square footage associated with the existing commercial building on the Property. The proposed change should be measured based on the fact that there will be no net increase in Gross PM Peak Hour trips resulting from the proposed development program and no reduction of open space or conserved areas within the project is being proposed. The resulting decrease of retail uses do not cumulatively exceed any of the applicable criteria that would otherwise constitute a substantial deviation or cause the development to be subject to further development-of-regional-impact review. An analysis of the proposed change in vehicular trips resulting from the increase in office use and corresponding decrease in retail uses within the DRI is attached hereto as Exhibit "B". The proposed changes reflect that the proposed development program will not result in any additional gross PM Peak Hour trips.

Does the proposed change result in a change to the build-out date or any phasing date of the project? If so, indicate the proposed new built-out or phasing dates.

No, the proposed change does not result in a change to the build-out date or any phasing date of the project.

Will the proposed change require an amendment to the local government comprehensive plan?

No, the proposed change will not require an amendment to the City of Pembroke Pines Comprehensive Plan.

Provide the following for incorporation into such an amended development order:

- ***An updated master plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.***
The Applicant is seeking to revise the Master Development Plan (Map H-1) for the DRI to reflect the changes to the DRI development program and assign the revised uses to the plan. A copy of the proposed Master Development Plan (Map H-1) is attached hereto as Exhibit "C".

- ***Include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:***

- a) ***All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other characteristics or components of the proposed change.***

Petitioner is not proposing any changes to the phasing or build-out date for the DRI, to other development order conditions or requirements, or to commitments and representations in the application for development approval. As noted above, Petitioner is proposing to remove the Property from the DRI, resulting in a reduction in the overall acreage of the DRI. In addition, Petitioner is proposing to remove the retail square footage associated with the existing commercial structures on the Property. Petitioner is not proposing any changes of land use, open space, areas for preservation, or greenbelts and is not proposing any other changes to the characteristics of components of the DRI.

- b) ***An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development.***

An updated legal description for the DRI boundary is attached as Exhibit "A".

- c) ***A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable.***

Petitioner is not proposing to amend the development order deadline for commencing physical development.

- d) ***A proposed amended development order termination date that reasonably reflects the time required to complete the development.***

Petitioner is not proposing to amend the termination date for the DRI.

- e) ***A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable.***

Petitioner is not proposing to amend the development order date until which the City agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction or intensity reduction.

- f) ***Proposed amended development order specifications for the annual report, including the date of submission, contents and parties to whom the report is submitted.***

Petitioner is not proposing any amendment to the development order specifications for the annual report.

Analysis on impact of public facilities and services.

Potable Water Analysis

Identify the net impact on potable water demand, based on adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

The following tables show the water demand based on the approved and proposed development programs for the DRI.

Table 1 – Potable Water Demand – Adopted DRI Program

| Development Program Uses | Adopted Development Program | Multiplier GPD* | Adopted GPD based on Land Use |
|---|-----------------------------|------------------------|-------------------------------|
| Retail | 1,794,300 SF | 1000 gal/ac/day | 41,191 GPD |
| Office | 375,000 SF | 1000 gal/ac/day | 8,609 GPD |
| Movie Theatre | 1050 Seats | 1050 X 84.8 gal/pp/day | 89,040 GPD |
| Hotel | 200 Rooms | 600 X 84.8 gal/pp/day | 50,880 GPD |
| Residential | 80 Dwelling Units | 240 X 84.8 gal/pp/day | 20,352 GPD |
| Total Adopted DRI Program Demand = 210,072 GPD | | | |

*Source: Pembroke Pines Comprehensive Plan Infrastructure Element Policy 7.6. Persons per unit are calculated based upon the Broward County Land Development Code which indicates Density in Dwelling Units per Gross Acre.

Table 2 - Potable Water Demand – Proposed DRI Program

| Development Program Uses | Adopted Development Program | Multiplier GPD* | Proposed GDP based on Land Use |
|--|-----------------------------|------------------------|--------------------------------|
| Retail | 1,733,718 SF | 1000 gal/ac/day | 39,801 GPD |
| Office | 375,000 SF | 1000 gal/ac/day | 8,609 GPD |
| Movie Theatre | 1050 Seats | 1050 X 84.8 gal/pp/day | 89,040 GPD |
| Hotel | 200 Rooms | 600 X 84.8 gal/pp/day | 50,880 GPD |
| Residential | 80 Dwelling Units | 240 X 84.8 gal/pp/day | 20,352 GPD |
| Total Proposed DRI Program Demand = 208,682 GDP (Net Change = -1,390 GPD) | | | |

*Source: Pembroke Pines Comprehensive Plan Infrastructure Element Policy 7.6. Persons per unit are calculated based upon the Broward County Land Development Code which indicates Density in Dwelling Units per Gross Acre.

Sanitary Sewer Analysis

Identify the net impact on sanitary sewer demand, based on adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Table 3 – Sanitary Sewer Demand – Adopted DRI Program

| Development Program Uses | Adopted Development Program | Multiplier GPD* | Adopted GPD based on Land Use |
|---|-----------------------------|----------------------|-------------------------------|
| Retail | 1,794,300 SF | 1000 gal/ac/day | 41,191 GPD |
| Office | 375,000 SF | 1000 gal/ac/day | 8,609 GPD |
| Movie Theatre | 1050 Seats | 1050 X 93 gal/pp/day | 97,650 GPD |
| Hotel | 200 Rooms | 600 X 93 gal/pp/day | 55,800 GPD |
| Residential | 80 Dwelling Units | 240 X 93 gal/pp/day | 22,320 GPD |
| Total Adopted DRI Program Demand = 225,570 GPD | | | |

*Source: Pembroke Pines Comprehensive Plan Infrastructure Element Policy 1.7. Persons per unit are calculated based upon the Broward County Land Development Code which indicates Density in Dwelling Units per Gross Acre.

Table 4 – Sanitary Sewer Demand – Proposed DRI Program

| Development Program Uses | Adopted Development Program | Multiplier GPD* | Proposed GPD based on Land Use |
|--|-----------------------------|----------------------|--------------------------------|
| Retail | 1,733,718 SF | 1000 gal/ac/day | 39,801 GPD |
| Office | 375,000 SF | 1000 gal/ac/day | 8,609 GPD |
| Movie Theatre | 1050 Seats | 1050 X 93 gal/pp/day | 97,650 GPD |
| Hotel | 200 Rooms | 600 X 93 gal/pp/day | 55,800 GPD |
| Residential | 80 Dwelling Units | 240 X 93 gal/pp/day | 22,320 GPD |
| Total Proposed DRI Program Demand = 224,180 GPD (Net Change = -1,390 GPD) | | | |

*Source: Pembroke Pines Comprehensive Plan Infrastructure Element Policy 1.7. Persons per unit are calculated based upon the Broward County Land Development Code which indicates Density in Dwelling Units per Gross Acre.

Solid Waste Analysis

Identify the net impact on solid waste demand, based on adopted level of service, resulting from the proposed amendment. Provide calculations, including anticipated demand per square foot or dwelling unit.

Table 5 – Solid Waste Demand – Adopted DRI Program

| Development Program Uses | Adopted Development Program | Multiplier* | Adopted lbs/day based on Land Use |
|--|-----------------------------|---------------------|-----------------------------------|
| Retail | 1,794,300 SF | 0.04 lbs/sf/day | 71,722 lbs/day |
| Office | 375,000 SF | 0.01 lbs/sf/day | 3,750 lbs/day |
| Movie Theatre | 1050 Seats | 1050 X 5 lbs/pp/day | 5,250 lbs/day |
| Hotel | 200 Rooms | 600 X 5 lbs/pp/day | 3,000 lbs/day |
| Residential | 80 Dwelling Units | 240 X 5 lbs/pp/day | 1,200 lbs/day |
| Total Adopted DRI Program Demand = 84,972 lbs/day | | | |

*Source: Pembroke Pines Comprehensive Plan Infrastructure Element Policy 4.5. Persons per unit are calculated based upon the Broward County Land Development Code which indicates Density in Dwelling Units per Gross Acre. Multiplier Based On Broward County Comprehensive Plan Solid Waste Element Table 6-13: Proposed Solid Waste Generation Rates.

Table 6 – Solid Waste Demand – Proposed DRI Program

| Development Program Uses | Adopted Development Program | Multiplier* | Proposed lbs/day based on Land Use |
|---|-----------------------------|---------------------|------------------------------------|
| Retail | 1,733,718 SF | 0.04 lbs/sf/day | 69,349 lbs/day |
| Office | 375,000 SF | 0.01 lbs/sf/day | 3,750 lbs/day |
| Movie Theatre | 1050 Seats | 1050 X 5 lbs/pp/day | 5,250 lbs/day |
| Hotel | 200 Rooms | 600 X 5 lbs/pp/day | 3,000 lbs/day |
| Residential | 80 Dwelling Units | 240 X 5 lbs/pp/day | 1,200 lbs/day |
| Total Proposed DRI Program Demand = 82,549 lbs/day (Net Change = -2,423 lbs/day) | | | |

*Source: Pembroke Pines Comprehensive Plan Infrastructure Element Policy 4.5. Persons per unit are calculated based upon the Broward County Land Development Code which indicates Density in Dwelling Units per Gross Acre. Multiplier Based On Broward County Comprehensive Plan Solid Waste Element Table 6-13: Proposed Solid Waste Generation Rates.

Drainage Analysis

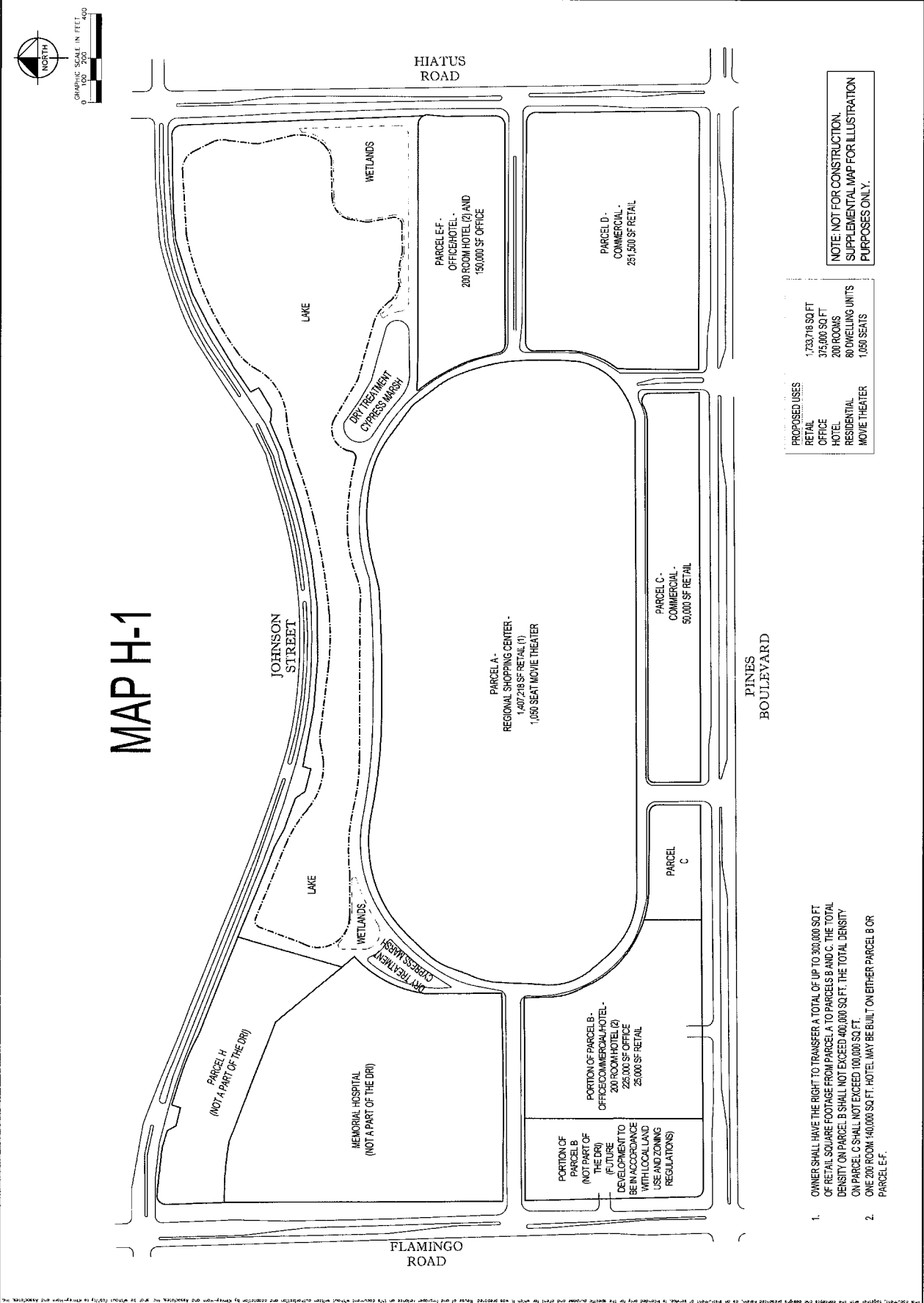
Indicate if a Surface Water Management Plan has been approved by, or an application submitted to, the SFWMD and/or any independent drainage district, for the amendment site. Identify the permit number(s), or application number(s) if the project is pending, for the amendment site. If an amendment site is not required to obtain a SFWMD permit, provide documentation of same.

If the area in which the amendment is located does not meet the adopted level of service and there are no improvements planned (by the unit of local government or drainage authority) to address the deficiencies, provide an engineering analysis which demonstrates how the site will be drained and the impact on the surrounding properties. The information should include the wet season water level for the amendment site, design storm elevation, natural and proposed land elevation, one hundred year flood elevation, acreage of proposed water management retention area, elevations for buildings, roads and yards, storage and runoff calculations for the design storm and estimated time for flood waters to recede to the natural land elevation

The project area has an existing SFWMD ERP Permit No. 06-01032-S. There are no proposed changes to the stormwater management system.

| DRI Land Uses | Approved DRI Program | Proposed DRI Program | Proposed Change |
|---------------------------------|-----------------------------|-----------------------------|------------------------|
| <i>Retail</i> | 1,794,300 SF | 1,733,718 | 60,582 SF Decrease |
| <i>Office</i> | 375,000 SF | 375,000 | No Change |
| <i>Move Theatre</i> | 1050 seats | 1050 Seats | No Change |
| <i>Hotel</i> | 200 Rooms | 200 Rooms | No Change |
| <i>Residential</i> | 80 DU | 80 DU | No Change |
| Gross PM Peak Hour Trips | 5,001 | 4,906 Trips | 95 Trips Decrease |

| Land Use | Intensity | PM Peak Hour | Total |
|-------------------------------|-----------------|--------------|--------------|
| Approved DRI Scenario | | | |
| General Commercial | 1,794,300 | KSF | 4,222 |
| General Office (>5,000 SF) | 375,000 | KSF | 499 |
| Movie Theater | 1,050,000 | Seats | 95 |
| Hotel | 200 | Rooms | 140 |
| Multifamily Low-Rise | 80 | DU | 45 |
| | <i>Subtotal</i> | | 5,001 |
| Net New External Trips | | | |
| Proposed DRI Scenario | | | |
| General Commercial | 1,733,718 | KSF | 4,127 |
| General Office (>5,000 SF) | 375,000 | KSF | 499 |
| Movie Theater | 1,050,000 | Seats | 95 |
| Hotel | 200 | Rooms | 140 |
| Multifamily Low-Rise | 80 | DU | 45 |
| | <i>Subtotal</i> | | 4,906 |
| Net New External Trips | | | |
| | | | 4,906 |



MAP H-1
 OWNER SHALL HAVE THE RIGHT TO TRANSFER A TOTAL OF UP TO 300,000 SQ. FT. OF RETAIL SQUARE FOOTAGE FROM PARCEL A TO PARCELS B AND C. THE TOTAL DENSITY ON PARCEL B SHALL NOT EXCEED 400,000 SQ. FT. THE TOTAL DENSITY ON PARCEL C SHALL NOT EXCEED 100,000 SQ. FT. ONE 200 ROOM 40,000 SQ. FT. HOTEL MAY BE BUILT ON EITHER PARCEL B OR PARCEL E-F.

| PROPOSED USES | 1,733,716 SQ. FT. |
|---------------|--------------------|
| RETAIL | 375,000 SQ. FT. |
| OFFICE | 200 ROOMS |
| HOTEL | 800 DWELLING UNITS |
| RESIDENTIAL | 1,000 SEATS |
| MOVIE THEATER | |

NOTE: NOT FOR CONSTRUCTION. SUPPLEMENTAL MAP FOR ILLUSTRATION PURPOSES ONLY.

**CITY OF PEMBROKE PINES
PUBLIC SERVICES DEPARTMENT
ENVIRONMENTAL SERVICES/ENGINEERING DIVISION**

DRC REVIEW FORM



March 8, 2021

**PROJECT: *MEMORIAL HOSPITAL WEST - CANCER INSTITUTE
PEMBROKE LAKES REGIONAL CENTER DRI CHANGE***

CITY REFERENCE NUMBER: *SP 2021-01 & PRJ 2020-08*

**To: Sharon Williams, Planning Administrator
Planning and Economic Development Department**

**From: John L. England, P.E.
Environmental Services/Engineering Division, Public Services Department
(954) 518-9046**

RECOMMENDATION:

The Environmental Services/Engineering Division has no objection to the proposed change to the Pembroke Lakes Regional Center Development of Regional Impact (DRI) to remove the property generally located at the northeast corner of Pines Boulevard and Flamingo Road (site previously occupied by Petco and Toys R Us) from the boundaries of the DRI to accommodate/allow for the expansion of the Memorial Hospital West medical operations and construction of the proposed 'Cancer Institute' facility and the proposed changes to the Pembroke Lakes Regional DRI (previously approved development program) is hereby recommended for 'Consideration' by the Planning and Zoning Board subject to traffic engineering concerns and possible traffic mitigation improvements for NW 4th Street and/or Flamingo Road being addressed as part of the Platting and Site Plan review process for the proposed 'Cancer Institute' project.

SUBJECT SITE AERIAL PHOTO Pembroke Lakes Regional Center DRI Amendment (PRJ 2020-08 PH 2021-01)

