



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

Agenda Date:	December 12, 2019	Application ID:	PH 2019-03
Project:	Pembroke Meadows DRI	Project Number:	PRJ 2019-17
Project Planner:	Sharon Williams, Planning Administrator		
Applicant:	Holman Automotive	Agent:	Greenspoon Marder LLP
Location:	14800 Sheridan Street	Acreage:	13 +/-
Existing Zoning:	PUD (Planned Unit Development)	Existing Land Use:	Commercial
Project Description:	Public Hearing (PH 2019-03) The purpose of this Public Hearing is to consider an amendment to an adopted development order for the Pembroke Meadows Development of Regional Impact (DRI) by increasing the commercial development intensity from 558,417 to 588,417.		
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.		
Reviewed for the Agenda:	Director: <u></u> Planning Administrator: <u></u>		
Final:	☐ Planning & Zoning Board ☒ City Commission		

PROJECT DESCRIPTION

The purpose of this public hearing is to consider an amendment to an adopted development order for the Pembroke Meadows Development of Regional Impact (DRI) by increasing the commercial development intensity from 558,417 square feet to 588,417 square feet. In addition a typographical error found after the last amendment will be corrected with this amendment. The applicant is requesting the modification to the DRI in order to accommodate expansion of the existing BMW dealership at 14800 Sheridan Street. The proposed modification is to increase the commercial square feet by 30,000 sq. ft., from 558,417 to 588,417, and the additional square footage will be allocated for the BMW property only.

BACKGROUND

Pursuant to Chapter 2018-158, Laws of Florida, Greenspoon Marder, agent for the owner, Holman Automotive, is requesting approval of an application to modify the development order granted by Ordinance No. 816 for the Pembroke Meadows DRI, adopted by the City Commission on January 7, 1987. The DRI is a 1,563-acre mixed use development generally located between I-75 and Flamingo Road, and between Sheridan 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 table below depicts the intensity levels of the DRI as originally approved, currently approved, and proposed for approval:

Land Use	Original Approved Intensity	Current Approved Intensity	Proposed Development Intensity	Net Change
Residential	4,339	3,885	3,885	-454
Office	1,019,170	192,000	192,000	-827,170
Industrial	3,116,130	0	0	-3,116,130
Community Commercial	528,656	558,417	588,417	30,000
Town Center Neighborhood Commercial	102,000	0	0	0
Hotel	200,000 (130 Rooms)	200,000 (130 Rooms)	200,000 (130 Rooms)	0
Employment Center		225,750	225,750	0

After the last development order (Ordinance No. 1822) was adopted, a typographical error was discovered by the Florida Department of Transportation with respect to the current approved number of units and commercial square feet. The table above is accurate

based on DOT's review of Ordinance 1822, adopted by the City of Pembroke Pines 9/2/2015. The proposed development order will correct the typographical error.

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 with no objections.

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
Adopted Ordinance 1822
E-mail from Karl Kennedy, 11/19/19





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 _____

City of Pembroke Pines

Received

OCT 22 2019

Planning & Economic Development

Indicate the type of application you are applying for:

- ☐ Appeal*
- ☐ Comprehensive Plan Amendment
- ☒ Delegation Request
- ☐ DRI*
- ☒ DRI Amendment (NOPC)*
- ☐ Flexibility Allocation
- ☐ Interpretation*
- ☐ Land Use Plan Map Amendment*
- ☐ Miscellaneous
- ☐ Plat*

- ☐ Sign Plan
- ☐ Site Plan*
- ☐ Site Plan Amendment*
- ☐ Special Exception*
- ☐ Variance (Homeowner Residential)
- ☒ Variance (Multifamily, Non-residential)*
- ☐ Zoning Change (Map or PUD)*
- ☐ Zoning Change (Text)
- ☐ Zoning Exception*
- ☐ 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 feet 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: Sharon Project #: PRJ 2019-17 Application #: PH 2019-03

Date Submitted: 10/22/19 Posted Signs Required: (exist) Fees: \$ 6,338

SECTION 1-PROJECT INFORMATION:

Project Name: Pines BMW

Project Address: 14800 Sheridan Street, Pembroke Pines 33331

Location / Shopping Center: Adjacent to Sheridan Street and east of I-75

Acreage of Property: +/- 13

Building Square Feet: +/- 143,000

Flexibility Zone: N/A

Folio Number(s): 5140 09 19 0011

Plat Name: Pembroke Falls Parcel C Plat

Traffic Analysis Zone (TAZ): N/A

Legal Description: See attached.

Has this project been previously submitted?

☒ Yes

☐ No

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

				Resolution I Ordinance #	
1/7/1987	DRI	DRI Approval for Pembroke Meadows	Approved	816	
5/21/1996	Plat	Approve Plat	Approved	Recorded in	Plat Book 163/Page 39
4/13/2004	Plat Note Amendment	Plat Note Amendment	Approved	Recorded in	Plat Book 38119/Page 861
8/30/2010	Plat Note Amendment	Plat Note Amendment	Approved	Recorded in	Plat Book 47764/Page 806
9/4/2018	Site Plan	New collision center & garage	Approved		

SECTION 2- APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: HOLMAN AUTOMOTIVE INC., D/B/A LAUDERDALE BMW

Owner's Address: c/o 200 East Broward Blvd., Suite 1800, Ft. Lauderdale, FL 33301

Owner's Email Address: John Keasling

Owner's Phone: c/o 954-761-2929

Owner's Fax: _____

Agent: Greenspoon Marder LLP

Contact Person: Cynthia Pasch

Agent's Address: 200 East Broward Blvd., Suite 1800, Ft. Lauderdale, FL 33301

Agent's Email Address: cynthia.pasch@gmlaw.com

Agent's Phone: 954-527-6266

Agent's Fax: _____

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

Zoning: PUD

Land Use / Density: Commercial

Use: Automobile Sales

Plat Name: Pembroke Falls Parcel C

Plat Restrictive Note:

See attached.

PROPOSED

Zoning: Same

Land Use / Density: Same

Use: Same

Plat Name: Same

Plat Restrictive Note:

See attached.

ADJACENT ZONING

North: Sheridan Street ROW

South: PUD

East: PUD

West: PUD

ADJACENT LAND USE PLAN

North: Sheridan Street ROW

South: PUD

East: PUD

West: PUD

-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:

See attached variance narrative.

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: _____

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

See attached narrative.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

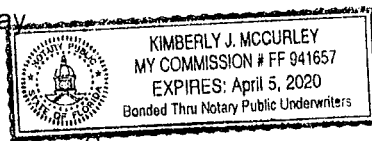
This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]
Signature of Owner

10/11/19
Date

Sworn and Subscribed before me this 11 day

of October, 2019



Personally known to me.

Fee Paid

[Signature]
Signature of Notary Public

April 5, 2020
My Commission Expires

AGENT CERTIFICATION

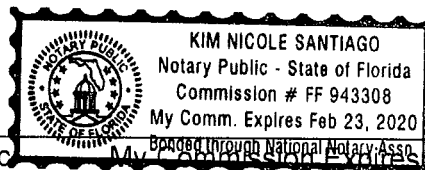
This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

[Signature]
Signature of Agent

10/21/19
Date

Sworn and Subscribed before me this 21 day

of October, 2019



Fee Paid

[Signature]
Signature of Notary Public

Pembroke Meadows DRI Development Order Amendment Application

The Pembroke Meadows Development of Regional Impact ("DRI") is comprised of approximately 1,473 acres generally located at between Flamingo Road and I-75. The DRI is bound on the north by Sheridan Street and on the south by Pines Boulevard. The DRI is a mixed-use development that currently includes commercial, office, and residential uses.

The ("DRI") was originally approved in 1986 for the following uses and intensities:

Land Use	Original Approved Development Intensity
Residential	4,339 dwelling units
Office	1,019,170 square feet
Industrial	3,116,130 square feet
Community Commercial	528,656 square feet
Town Center Neighborhood Commercial	102,000 square feet
Hotel	200,000 square feet

All the traffic mitigation improvements required for the DRI were based on the uses and intensity described above.

After the last development order amendment, a clerical error was discovered with regard to the commercial square footage. FDOT determined and staff agreed that the allowable commercial square footage should be reflected as 558,417 square feet and not 488,773 as reflected in the development order. This amendment will correct this clerical error. The permitted uses now include:

Land Use	Current Approved Development Intensity
Residential	3,885 dwelling units
Office	192,000 square feet
Industrial	0 square feet
Community Commercial	558,417 square feet
Employment Center	225,750 square feet
Hotel	130 rooms

According the site plans approved in the DRI, 532,857 commercial development currently exists in the DRI leaving 25,560 remaining commercial development. The Applicant, Holman Automotive Inc. ("Holman") is requesting a modification to the DRI in order to accommodate expansion of the existing BMW dealership located in the DRI. The specific request is to increase

the amount of commercial square footage in the DRI by 30,000 square feet for a total of 588,417 square feet. All other permitted uses will remain the same. This change is requested in order to accommodate the proposed expansion of the existing BMW dealership and future redevelopment. The additional 30,000 square feet of commercial use will be allocated to the BMW property. The 25,560 square feet of available commercial square footage will continue to be available to the other commercial developments in the DRI for future expansion.

The most recent changes to Florida Statutes Chapter 380.06 includes the following language regarding changes to approved developments of regional impact:

(7) CHANGES.—

(a) Notwithstanding any provision to the contrary in any development order, agreement, local comprehensive plan, or local land development regulation, any proposed change to a previously approved development of regional impact shall be reviewed by the local government based on the standards and procedures in its adopted local comprehensive plan and adopted local land development regulations, including, but not limited to, procedures for notice to the applicant and the public regarding the issuance of development orders. However, a change to a development of regional impact that has the effect of reducing the originally approved height, density, or intensity of the development must be reviewed by the local government based on the standards in the local comprehensive plan at the time the development was originally approved, and if the development would have been consistent with the comprehensive plan in effect when the development was originally approved, the local government may approve the change. If the revised development is approved, the developer may proceed as provided in s. 163.3167(5). For any proposed change to a previously approved development of regional impact, at least one public hearing must be held on the application for change, and any change must be approved by the local governing body before it becomes effective. The review must abide by any prior agreements or other actions vesting the laws and policies governing the development. Development within the previously approved development of regional impact may continue, as approved, during the review in portions of the development which are not directly affected by the proposed change.

As indicated above, the proposed development plan is significantly less square footage than that approved for the original DRI and the analysis below document the reduction in the demand on public facilities between the original approved DRI and the proposed change.

TRAFFIC ANALYSIS

The tables below document that the proposed change to the DRI will result in a 40% reduction in AM Peak Hour traffic and a 30% reduction in PM Peak Hour traffic from the original approved development. All of the traffic improvements that were required for the DRI and constructed by the developer were based on the development scenario in the original DRI. Therefore, the developer built more than enough traffic improvements than are needed to mitigation for the current development plan.

Land Use	Scale	Units	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Hotel (LUC 310)	130	room	61	36	25	78	40	38
Retail (LUC 820)	630,565	sq ft	467	290	177	2,123	1019	1104
Office (LUC 710)	1,244,920	sq ft	1,197	1029	168	1,249	200	1049
Mid-Rise Residential (LUC 221)	4,339	du	1,562	406	1156	1,909	1164	745
Gross Trips			3,287	1761	1526	5,359	2423	2936
Internalization (11%/22%)			348	243	105	1627	814	814
Driveway Vehicle Trips			2939	1518	1421	3,732	1609	2123
Pass-by Capture (Retail 34%)			88	38	50	492	238	254
Industrial	3,116,130	sq ft	630	408	122	592	160	432
External Vehicle Trips			3381	1888	1493	3832	1531	2301

Source: ITE Trip Generation Manual (10th Edition)

Land Use	Scale	Units	AM Peak Hour			PM Peak Hour		
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Hotel (LUC 310)	130	room	61	36	25	78	40	38
Retail (LUC 820)	588,417	sq ft	446	277	169	2,017	958	1049
Office (LUC 710)	417,750	sq ft	419	360	59	443	71	372
Mid-Rise Residential (LUC 221)	3,885	du	1,399	364	1035	1,709	1042	667
Gross Trips			2,325	1037	1288	4,247	2121	2126
Internalization (12%/25%)			270	204	66	1062	531	531
Driveway Vehicle Trips			2055	833	1222	3,185	1590	1595
Pass-by Capture (Retail 34%)			87	37	50	523	269	254
External Vehicle Trips			1968	796	1172	2662	1321	1341

Source: ITE Trip Generation Manual (10th Edition)

	AM Peak Hour			PM Peak Hour		
	Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound
Difference (Trips):	-1,413	-1,092	-321	-1,170	-210	-960
Difference (%):	-41.80%			-30.54%		

POTABLE WATER and SANITARY SEWER

The tables below indicate that the proposed change to the DRI results in a net decrease of 113,939 gpd in the demand for water and sewer service. Therefore, the proposed change does not increase the demand for water and sewer service.

Land Use	Original Approved Development Intensity	Generation Rate	Demand
Residential	4,339 dwelling units	250 gpd/unit	1,084,750 gpd
Office	1,019,170 square feet	.2 gpd/1,000 sq. ft.	204 gpd
Industrial	3,116,130 square feet	.1 gpd/1,000 sq. ft.	311 gpd
Community Commercial	528,656 square feet	.1 gpd/1,000 sq. ft.	52.9 gpd
Town Center Neighborhood Commercial	102,000 square feet	.1 gpd/1,000 sq. ft.	10.2 gpd
Hotel	200,000 square feet (130 rooms)	150 gpd/room	19,500 gpd
			TOTAL: 1,104,828 gpd

Land Use	Proposed Development Intensity	Generation Rate	Demand
Residential	3,885 dwelling units	250 gpd/unit	971,250 gpd
Office	192,000 square feet	.2 gpd/1,000 sq. ft.	38.4 gpd
Industrial	0 square feet	.1 gpd/1,000 sq. ft.	0 gpd
Community Commercial	558,417 square feet	.1 gpd/1,000 sq. ft.	55.8 gpd
Employment Center	225,750 square feet	.2 gpd/1,000 sq. ft.	45.15 gpd
Hotel	200,000 square feet (130 rooms)	150 gpd/room	19,500 gpd
			TOTAL: 990,889 gpd

PROPOSED ORDINANCE NO. 2015-03

INSTR # 113248056
Recorded 09/24/15 04:07:00 PM
Broward County Commission
Deputy Clerk 3150
#1, 6 Pages

ORDINANCE NO. 1822

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, AMENDING ORDINANCE NO. 816, AS AMENDED BY ORDINANCE NOS. 997, 1092, 1123, 1139, 1166, 1205, 1293, 1311, 1363, 1389, 1468, 1474, 1588, AND 1703 WHICH APPROVED A DEVELOPMENT ORDER FOR THE PEMBROKE MEADOWS DEVELOPMENT OF REGIONAL IMPACT ("DRI"); AMENDING THE PEMBROKE MEADOWS DRI TO PROVIDE FOR A SIMULTANEOUS INCREASE IN RESIDENTIAL USE BY SIXTY ONE (61) DWELLING UNITS FROM 4,428 UNITS TO 4,489 UNITS, AND A DECREASE IN COMMERCIAL SQUARE FEET FROM 563,914 TO 488,773, ON THE APPROXIMATE 7-ACRE PARCEL OF PROPERTY GENERALLY LOCATED WITHIN THE FLAMINGO FALLS PORTION OF THE PEMBROKE FALLS PUD ON THE WEST OF FLAMINGO ROAD AND NORTH OF TAFT STREET WITHIN THE CITY OF PEMBROKE PINES; PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR RECORDATION; PROVIDING FOR TRANSMITTAL TO ALL APPLICABLE GOVERNMENTAL AGENCIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on January 7, 1987 the City Commission of the City of Pembroke Pines, Florida (hereinafter referred to as the "City"), adopted Ordinance No. 816, thereby approving a Development Order for the Pembroke Meadows Development of Regional Impact (hereinafter referred to as "Pembroke Meadows DRI"), pursuant to Chapter 380, Florida Statutes, as may have been subsequently amended; and

WHEREAS, the Pembroke Meadows DRI is an approximate 1,563-acre mixed-use development generally located between I-75 and Flamingo Road, and between Sheridan Street and Pines Boulevard; and

WHEREAS, pursuant to section 380.06, Florida Statutes, Centra Falls II, LLC, contract purchaser, through its agent, Leigh Robinson Kerr & Associates is requesting approval of an application to modify the Pembroke Meadows DRI to

{ 00056952.1 1956-7601851 }

6

PROPOSED ORDINANCE NO. 2015-03

ORDINANCE NO. 1822

provide for an increase in residential use by sixty one (61) dwelling units from 4,428 to 4,489 units, and a decrease in commercial square footage in the amount of 75,141 sq. ft., from a total of 563,914 sq. ft. to a total of 488,773 sq. feet, on the approximate 7 acre parcel of property generally located within the Flamingo Falls portion of the Pembroke Falls PUD, west of Flamingo Road and north of Taft Street, within the City; and

WHEREAS, the proposed Notice of Proposed Change to the Pembroke Meadows DRI and associated traffic study were reviewed by the City's Environmental Services Division, as well as by the South Florida Regional Planning Council, State of Florida Departments of Transportation (DOT) and Economic Opportunity (DEO) with no objections and a finding that the proposed changes do not result in any increased regional impacts; and

WHEREAS, at the public hearing and regular meeting of the Local Planning Agency (Planning and Zoning Board) on January 22, 2015, the Local Planning Agency passed a motion to transmit the Notice of Proposed Change to the Pembroke Meadows DRI to the City Commission with a favorable recommendation and a finding that the proposed change does not constitute a substantial deviation, subject to a maximum of 61 units; and

WHEREAS, City Staff has reviewed the proposed modification to the Development Order and determined that it is consistent with all relevant provisions of the State Statutes and the City's Code of Ordinances; and

PROPOSED ORDINANCE NO. 2015-03

ORDINANCE NO. 1822

WHEREAS, the City Commission deems the approval of the applicant's proposed modification to the Development Order to be in the best interests of the citizens and residents of the City.

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

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance. All exhibits attached hereto are hereby incorporated herein by this reference.

Section 2. The City, pursuant to Section 380.06(19), Florida Statutes, makes the following findings of fact:

- A. The proposed changes do not create a reasonable likelihood of additional regional impact, or any type of regional impact created by the changes not previously reviewed by the City and the applicable governmental agencies;
- B. The Planning and Zoning Board has conducted a public hearing which was properly noticed and advertised pursuant to Section 380.06(19)(f)(3), Florida Statutes; and
- C. To the best of the City's knowledge, all other statutory or regulatory requirements or conditions have been met or fulfilled.

Section 3. The City, pursuant to Section 380.06(19), Florida Statutes, makes the following conclusions of law:

- A. The proposed changes to the Development Order of Pembroke Meadows DRI (Ordinance No. 816 dated January 7, 1987, as amended) do not constitute a substantial deviation from said Development Order. In making

(00056952.1 1956-7601851)

PROPOSED ORDINANCE NO. 2015-03

ORDINANCE NO. 1822

this finding, the City Commission has considered the evidence provided by the applicant, the recommendations made by the City Staff and the City's Planning and Zoning Board and all matters raised at the Public Hearing.

Section 4. The Pembroke Meadows DRI is hereby amended to provide for an increase in residential use by sixty one (61) dwelling units from 4,428 to 4,489 units, and a decrease in commercial square footage in the amount of 75,141 sq. ft., from a total of 563,914 sq. ft. to a total of 488,773 sq. ft., on the approximate 7 acre parcel of property generally located within the Flamingo Falls portion of the Pembroke Falls PUD, west of Flamingo Road and north of Taft Street, within the City.

Section 5. Except as otherwise repealed, amended or modified herein, Ordinance No. 816, dated January 7, 1987, as amended, shall remain in full force and effect.

Section 6. Within thirty (30) days of the effective date of this amendment to the Development Order for Pembroke Meadows DRI, the Developer shall record this Ordinance in the Public Records of Broward County, Florida, along with a notification of the subsequent modification of an adopted development order as provided in Section 380.06(15)(f), Florida Statutes.

Section 7. The City Clerk is hereby directed to transmit this Ordinance with all related exhibits by certified, U.S. mail, return receipt requested, to the Florida Department of Economic Opportunity, the South Florida Regional Planning Council, and all other appropriate governmental agencies and interested parties.

Section 8. All ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

(00056952.1 1956-7601851)

PROPOSED ORDINANCE NO. 2015-03

ORDINANCE NO. 1822

Section 9. If any clause, section or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and in no way affecting the validity of the other provisions of this Ordinance remaining in full force and effect.

Section 10. This Ordinance shall become effective immediately upon its passage and adoption.

(REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK)

PROPOSED ORDINANCE NO. 2015-03

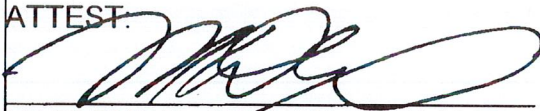
ORDINANCE NO. 1822

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF
PEMBROKE PINES, FLORIDA ON THE FIRST READING THIS 18TH DAY OF
FEBRUARY, 2015.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF
PEMBROKE PINES, FLORIDA ON THE SECOND AND FINAL READING THIS 2ND
DAY OF SEPTEMBER, 2015.

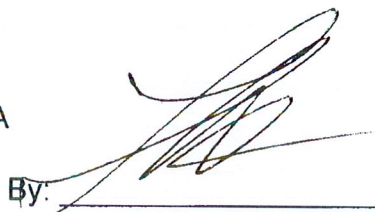
CITY OF PEMBROKE PINES, FLORIDA

ATTEST:


MARLENE D. GRAHAM, CITY CLERK

APPROVED AS TO FORM:


OFFICE OF THE CITY ATTORNEY

By: 

MAYOR FRANK C. ORTIS

ORTIS AYE

CASTILLO AYE

SCHWARTZ AYE

SHECHTER AYE

SIPLE AYE



City of Pembroke Pines, FL

Agenda Request Form

10100 Pines Blvd.
Pembroke Pines, Florida
33026
www.ppines.com

Agenda Number: 19.

File Number: 2015-03

File Type: Ordinance

Status: Passed

Version: 0

Reference:

Controlling Body: City Commission

Requester:

Initial Cost: \$ 0.00

Introduced: 01/26/2015

File Name: Proposed Ordinance 2015-03 Pembroke Meadows
DRI

Final Action: 09/02/2015

Title: MOTION TO ADOPT PROPOSED ORDINANCE NO. 2015-03 ON
SECOND AND FINAL READING.

PROPOSED ORDINANCE NO. 2015-03 IS AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, AMENDING ORDINANCE NO. 816, AS AMENDED BY ORDINANCE NOS. 997, 1092, 1123, 1139, 1166, 1205, 1293, 1311, 1363, 1389, 1468, 1474, 1588, 1703, and 1817 WHICH APPROVED A DEVELOPMENT ORDER FOR THE PEMBROKE MEADOWS DEVELOPMENT OF REGIONAL IMPACT ("DRI"); AMENDING THE PEMBROKE MEADOWS DRI TO PROVIDE FOR A SIMULTANEOUS INCREASE IN RESIDENTIAL USE BY 61 DWELLING UNITS FROM 4,428 UNITS TO 4,489 UNITS, AND A DECREASE IN COMMERCIAL SQUARE FEET FROM 563,914 to 488,773, ON THE APPROXIMATE 7-ACRE PARCEL OF PROPERTY GENERALLY LOCATED WITHIN THE FLAMINGO FALLS PORTION OF THE PEMBROKE FALLS PUD WEST OF FLAMINGO ROAD AND NORTH OF TAFT STREET; PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR RECORDATION; PROVIDING FOR TRANSMITTAL TO ALL APPLICABLE GOVERNMENTAL AGENCIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (PUBLIC HEARING).

SECOND AND FINAL READING IS SCHEDULED FOR WEDNESDAY,
SEPTEMBER 2, 2015.

Notes:

- Attachments:**
1. 2015-03 (Pembroke Meadows DRI)
 2. P&Z Draft Minutes 1-22-15
 3. AM Peak Hour Traffic Analysis
 4. Letter from SFRPC determination of non-substantial deviation
 5. Vicinity Map
 6. NOPC

Agenda Date: 09/02/2015

Agenda Number: 19.

Enactment Date:

Enactment Number: 1822

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
0	City Commission	02/18/2015	pass on First Reading Aye: 5 Mayor Ortis, Vice Mayor Schwartz, Commissioner Castillo, Commissioner Shechter and Commissioner Siple Nay: 0				Pass
0	City Commission	09/02/2015	adopt on Second and Final Reading Aye: 5 Mayor Ortis, Vice Mayor Siple, Commissioner Castillo, Commissioner Schwartz and Commissioner Shechter Nay: 0				Pass

SUMMARY EXPLANATION AND BACKGROUND:

1. Pursuant to section 380.06, Florida Statutes, Centra Falls II, LLC., contract purchaser, through its agent, Leigh Robinson Kerr & Associates is requesting approval of an application to modify the development order granted by Ordinance No. 816 for the Pembroke Meadows DRI, adopted by the City Commission on January 7, 1987, and as modified by Ordinance No's 997 (adopted 6/17/1992), 1092 (adopted 9/08/1994), 1123 (adopted 6/21/1995), 1139 (adopted 10/18/1995), 1166 (adopted 6/5/1996), 1205 (adopted 1/15/1997), 1293 (adopted 12/16/1998), 1311 (adopted 9/1/1999), 1363 (adopted 12/20/2000), 1389 (adopted 11/7/2001), 1468 (adopted 11/19/2003), 1474 (adopted 12/17/2003), 1588 (adopted 9/5/2007), 1703 (adopted 10/5/11), and 1817 (adopted 5/6/15). The DRI is a 1,563-acre mixed-use development generally located between I-75 and Flamingo Road, and between Sheridan Street and Pines Boulevard.
2. The proposed change is to modify the DRI development program for the vacant 7 acre property located north of Taft Street and west of Flamingo Road within the area known as Flamingo Falls. The proposed DRI modification is accompanied by an associated land use plan amendment (PH 2014-06) from commercial to Irregular Residential (8.9 du/ac) which is on this meeting's agenda. The applicant proposes a simultaneous decrease of 75,141 square feet of commercial use with an increase in residential use of 61 units with no increase in the number of external peak hour trips or reduction in designated open space or conservation areas.
3. Subsection 380.06(19)(e)2.k., Florida Statutes, states changes that do not increase the number of external peak hour trips and do not reduce open space and conserved areas within the project are not substantial deviations. The applicant has prepared a traffic analysis to determine external PM peak hour trip generation from the proposed change. According to the analysis, there will be a decrease in external peak hour trips generated by the proposed change. The proposed NOPC and traffic study were reviewed by the City's Environmental Services Division, as well as by the South Florida Regional Planning Council, State of Florida Departments of Transportation (DOT) and Economic Opportunity (DEO) with no objections and a finding that the proposed changes do not result in any increased regional impacts.
4. The applicant also submitted a traffic analysis based on daily, PM Peak, and AM Peak hour trips generated by the proposed change (see attached) compared to the existing commercial land use. The study shows a decrease of 5,227 daily trips, 456 PM Peak hour trips, and 100 AM Peak hour trips (see exhibit 3)
5. The applicant is aware that approval of the associated land use plan amendment, rezoning (PUD guideline modification), plat note amendment, and site plan is also required prior to the issuance of a building permit.
6. At the public hearing and regular meeting of the Planning and Zoning Board on January 22, 2015, the Board passed a motion to transmit the Pembroke Meadows Notice of Proposed Change to the City Commission with a favorable recommendation and a determination that the proposed change does not constitute a substantial deviation.

FINANCIAL IMPACT DETAIL:

- a) **Initial Cost:** None
- b) **Amount budgeted for this item in Account No:**Not Applicable
- c) **Source of funding for difference, if not fully budgeted:** Not Applicable
- d) **5 year projection of the operational cost of the project:** Not Applicable
- e) **Detail of additional staff requirements:** Not Applicable

Williams, Sharon

From: Kennedy, Karl
Sent: Tuesday, November 19, 2019 11:06 AM
To: Williams, Sharon
Subject: RE: PH 2019-03 DRC
Attachments: Pembroke Meadows DRI Development Order Amendment Request.pdf

Sharon,
We have no comments on the Pembroke Meadows DRI Traffic Analysis or the Water and Sewer Analysis.

Thanks!
Karl

From: Williams, Sharon
Sent: Tuesday, November 19, 2019 9:19 AM
To: Kennedy, Karl <kkennedy@ppines.com>
Subject: RE: PH 2019-03 DRC

Hi Karl. I haven't gotten your comments yet on the DRI that was sent to you.

Sharon L. Williams
Planning Administrator (P/T)
Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33025
City Hall Hours: Monday to Thursday 7am to 6pm - Closed Friday
954.392.2100 (Office) • swilliams@ppines.com

From: Williams, Sharon
Sent: Tuesday, October 29, 2019 12:21 PM
To: Kennedy, Karl <kkennedy@ppines.com>
Subject: PH 2019-03 DRC

Hi Karl. We are getting in a DRI amendment app for Pembroke meadows(falls) by Cindy Pasch. She is going to copy you on the app update. I'll touch base with you tomorrow or monday

Sharon L. Williams
Planning Administrator (P/T)
Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way, 3rd Floor
Pembroke Pines, FL 33025
City Hall Hours: Monday to Thursday 7am to 6pm - Closed Friday
954.392.2100 (Office) • swilliams@ppines.com

From: Cynthia Pasch [<mailto:cynthia.pasch@gmlaw.com>]
Sent: Tuesday, October 29, 2019 12:19 PM

To: Williams, Sharon <swilliams@ppines.com>

Subject: RE: leaving today at 1:30

I can't have it finished before you leave. How about if I copy him with the revision that I send to you? You can let him know to expect it.

From: Williams, Sharon <swilliams@ppines.com>

Sent: Tuesday, October 29, 2019 12:08 PM

To: Cynthia Pasch <cynthia.pasch@gmlaw.com>

Subject: leaving today at 1:30

Hi Cindy. Just wanted you to know I won't be in after 1:30 to send your updated app to Karl.

Sharon L. Williams

Planning Administrator (P/T)

Planning and Economic Development Department

City of Pembroke Pines

601 City Center Way, 3rd Floor

Pembroke Pines, FL 33025

City Hall Hours: Monday to Thursday 7am to 6pm - Closed Friday

954.392.2100 (Office) • swilliams@ppines.com

The City of Pembroke Pines is a public entity subject to Chapter 119 of the Florida statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records.

GREENSPOON MARDER LLP LEGAL NOTICE

The information contained in this transmission may be attorney/client privileged and confidential. It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply e-mail.

Unless specifically indicated otherwise, any discussion of tax issues contained in this e-mail, including any attachments, is not, and is not intended to be, "written advice" as defined in Section 10.37 of Treasury Department Circular 230.

A portion of our practice involves the collection of debt and any information you provide will be used for that purpose if we are attempting to collect a debt from you.