



Legislation Text

File #: 18-0879, **Version:** 1

SUB 2017-02, Stellar Pembroke Pines Plat, generally located on the south side of Pines Boulevard between SW 184 Avenue and SW 186 Avenue, plat application. (Joseph)

Pulice Land Surveyors, Incorporated has submitted a plat application for the Stellar Pembroke Pines Plat, generally located south of Pines Boulevard, between S.W. 184 and SW 186. The plat is proposed to be restricted to 58 townhouse units.

The existing zoning and land use plan designations of the surrounding properties are as follows:

North	Zoning: PUD (Planned Unit Development)	Land Use: Commercial
East	Zoning: B-3 (General Business)	Land Use: Commercial
South	Zoning: R-1C (Residential)	Land Use: Low 2 Res.
West	Zoning: B-3 (General Business)	Land Use: Agricultural

Access to this property will be through an 80 foot access easement on the northeast corner of the property adjacent to Pines Boulevard.

There will be a 224' x 330' mitigation area on south side of the property. This area will also act as a bufferyard between the existing neighborhood (Estancia) and future development.

The City Commission at its May 3, 2000 meeting approved the +- 26 acre, 184th Plaza Plat (SUB 98-7), which included this property. The applicant at the time proposed developing the +-26 acre parcel into a +- 200,000 square foot shopping center. The applicant allowed the 184th Plaza Plat to expire prior to recordation. The properties within that expired plat were then subdivided and platted separately. The subject Stellar parcel and the Skyrise Plaza property (to the east of Stellar) are the remaining vacant parcels within this former grouping. The proposed plat note is consistent with Ordinance 1873.

The applicant has also applied for a zoning change (ZC 2018-02), requesting to rezone parcel A of this plat from B-3 (General Business) to TH-12 (Townhouse district), which will be heard concurrently at tonight's meeting.

The applicant is aware that they will be required to dedicate 6% of the platted land to the City for municipal purposes or an equal payment in lieu of the dedication of land prior to City Commission approval.

The applicant has submitted a revised plat pursuant to staff comments and the plat was found to meet all code requirements.

Staff Recommendation: Approval subject to Broward County comments and City Commission

approval of the plat, rezoning request (ZC 2018-02) and municipal dedication agreement.