



## Legislation Text

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**File #:** 19-0558, **Version:** 1

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**PH 2019-01** The purpose of this Public Hearing is to consider, at the request of Iglesia Alianza Cristiana y Misionera de Pembroke Pines, Inc., a proposed change to the Land Use Designation from Agricultural to Low Medium 5 - 10 du/ac for the purpose of developing 48 townhomes on the 4.8 ± acres of the **BD - 196th Avenue Townhomes (PH 2019-01)** property which is generally located on the east side of NW 196 Avenue and approximately 2,300' south of Pines Boulevard.

### **SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND**

#### **PROJECT DESCRIPTION / BACKGROUND**

The purpose of this Public Hearing is to consider a land use plan map amendment application at the request of Iglesia Alianza Cristiana y Misionera de Pembroke Pines, Inc., to change the Land Use Designation from Agricultural to Low Medium 5 - 10 du/ac for the purpose of developing 48 townhomes on the 4.8 ± acres of the BD - 196th Avenue Townhomes (PH 2019-01) property which is generally located on the east side of NW 196 Avenue and approximately 2,300' south of Pines Boulevard.

The Burlov Townhomes small scale land use plan map amendment application to change the future land use designation for the approximate 5 acre site from Agriculture to Low Medium Residential (5-10 du/ac) for the purpose of developing a townhouse community. This application is considered to be small scale as it is less than 10 acres. State agency review is not required with small scale amendments.

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

- North - Low Residential (2 du/ac) - Estancia
- East - Low Residential (2 du/ac) - Agriculture
- South - Low Residential (2 du/ac) - Wetlands and Encantada
- West - Agriculture (1 unit per 2.5 acres) - Vacant

The comparative analysis submitted with this application shows that 2.1 credits of wetlands is required by the County. The credits must either be purchased for offsite installation, or the wetlands must be installed onsite in order for the property to satisfy the wetlands mitigation requirements of Broward County. According to the applicant, they anticipate securing the required credits prior to the issuance of any development permits; however, at this time, staff isn't aware of any available credits as outlined in the attached correspondences from Broward County, dated 3/19/19 and 11/21/16. Therefore, this application must be reviewed for the worst case possibility that mitigation will need to take place onsite.

A review of the most intense surrounding residential use to the north shows an overall net density of 4.6 du/ac development (Estancia). The net density was calculated by multiplying the total number of existing units by the total acreage not including the wetlands mitigation areas. Depending on the availability of wetland credits, development on site could have a net range of 8.89 du/ac to 17.78 du/ac; should the applicant plan to develop at the higher end of the development range, additional buffering will be required to ensure compatibility with adjacent communities. Buffer yards will be determined during site plan review.

The analysis of Public Facilities and Services which is based on the maximum development potential of the site under the existing and proposed land use designation indicates increases in impacts on all public facilities and services. The applicant will be required to submit letters of available capacity prior to adoption of the proposed amendment and to mitigate any increased impacts during the concurrency/capacity analysis and review process. The applicant has been transmitted to the Broward County School Board (BCSB) staff pursuant to the interlocal agreement for public school facility planning; however, the BCSB staff has agreed to provide review comments during the County review process (see memo from BCSB staff, dated 3/18/19)

The applicant is aware that they will be required to rezone the property. In addition, plat and

site plan approvals will be needed prior to the issuance of a development permit.

**STAFF RECOMMENDATION:**

Staff requests the Planning and Zoning Board as the Local Planning Agency (LPA) transmit the proposed amendments to the City Commission, Broward County Planning Council and Broward County Commission with a positive recommendation subject to Broward County Commission approval and recertification of the City's land use plan.