



Legislation Text

File #: 19-0756, **Version:** 1

PH 2019-01, The purpose of this Public Hearing is to consider, at the request of School Board of Broward County, a proposed change to the Land Use Designation, from Irregular 2.243 (509.2) and Commercial (49 acres) to Irregular 2.702 (527.6) and Commercial (30.6 acres) for the purpose of developing 256 Townhomes on the proposed **Merrick Square** property (PH 2019-02) which is generally located on the southeast corner of SW 172 Avenue and Pines Boulevard and containing 558.2 ± acres. (Sharon)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND PUBLIC HEARING (PH 2019-01)

The purpose of this Public Hearing is to consider a land use plan map amendment application at the request of DR Horton, to change the Land Use Designation from 509 acres of Irregular Residential (2.243) plus 49 acres of Commercial (within a dashed line) to 527.6 acres of Irregular Residential (2.702) plus 30.6 acres of Commercial (within a dashed line) for the 558 acre property generally located on the southeast corner of SW 172nd Avenue and Pines Boulevard (Pembroke Shores)

The purpose of this Public Hearing is to consider the Merrick Square regular scale land use plan map amendment application to change the future land use designation for the approximate 558 acre site from 509 acres of Irregular Residential (2.243) plus 49 acres of Commercial (within a dashed line) to 527.6 acres of Irregular Residential (2.702) plus 30.6 acres of Commercial (within a dashed line) for the purpose of developing an additional 256 townhome units. These units will be located on the 24.5 acre commercially designated property at the northwest corner of SW 172nd Avenue and Pines Boulevard (Pembroke Shores). Even though the proposed development will take place on approximately 24.5 acres of the 558 acre amendment area, the amendment process for sites within dashed lines mandates the change of land use on the entire 558 acres.

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

North - Commercial and Low Residential (3 du/ac) -Spring Valley

East - Irregular Residential (5.3 du/ac) - Agriculture

South - Estate - Lido Isles

West - Commercial and Low Residential (3 du/ac) - Silver Lakes FQD

The comparative analysis of Public Facilities and Services which is based on the maximum development potential of the site under the existing and proposed land use designations indicates increases in impacts on all public facilities and services with the exception of traffic circulation and solid waste. The applicant has indicated that the wetland mitigation project for this area was never

completed (1.35 acres permitted in 2009); however, the applicant will complete the wetlands mitigation area subject to Broward County requirements. In addition, the proposed 256 units will require the submittal of an update to the City's affordable housing study in compliance with Broward County Land Use Plan policy 2.16.2. The applicant has submitted letters of available capacity and will mitigate any increased impacts during the concurrency/capacity analysis and review process. The application 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 5/13/19)

The applicant is aware that they will be required to rezone the property. In addition, plat note and site plan approvals will be needed prior to the issuance of a development permit. This applicant is for a regular scale land use plan amendment and therefore, adoption isn't anticipated until early 2020.

STAFF RECOMMENDATION:

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