



Legislation Text

File #: 19-1428, **Version:** 1

PH 2019-03, the purpose of this item is to transmit the proposed amendment to a previously adopted Development of Regional Impact (DRI) order, as recommended by staff, for the tract of land identified as **Pembroke Meadows** generally located between I-75 and Flamingo Road, and between Sheridan Street and Pines Boulevard, to the City Commission with a favorable recommendation. The proposed change is to increase the Commercial square footage by 30,000 square feet on Pembroke Falls Parcel C Plat, more particularly, the **Pines BMW site**. (Sharon)

SUMMARY EXPLANATION AND BACKGROUND: 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 - Residential

Original Approved Intensity - 4,339
Current Approved Intensity - 3,885
Proposed Development Intensity - 3885
Net Change - **-454**

Land Use - Office
Original Approved Intensity - 1,019,170
Current Approved Intensity - 192,000
Proposed Development Intensity - 192,000
Net Change - **-827,170**

Land Use - Industrial
Original Approved Intensity - 3,116,130
Current Approved Intensity - 0
Proposed Development Intensity - 0
Net Change - **-3,116,130**

Land Use - Community Commercial
Original Approved Intensity - 528,656
Current Approved Intensity - 558,417
Proposed Development Intensity - 588,417
Net Change - 30,000

Land Use - Town Center Neighborhood Commercial
Original Approved Intensity - 102,000
Current Approved Intensity - 0
Proposed Development Intensity - 0
Net Change - 0

Land Use - Hotel
Original Approved Intensity - 200,000 (130 Rooms)
Current Approved Intensity - 200,000 (130 Rooms)
Proposed Development Intensity - 200,000 (130 Rooms)
Net Change - 0

Land Use - Employment Center
Original Approved Intensity -
Current Approved Intensity - 225,750
Proposed Development Intensity - 225,750
Net Change - 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.