



## Legislation Text

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**File #:** 2020-01, **Version:** 3

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### MOTION TO ADOPT PROPOSED ORDINANCE 2020-01 ON SECOND AND FINAL READING.

PROPOSED ORDINANCE 2020-01 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 1822 WHICH APPROVED A DEVELOPMENT ORDER FOR THE PEMBROKE MEADOWS DEVELOPMENT OF REGIONAL IMPACT ("DRI"); AMENDING THE PEMBROKE MEADOWS DRI TO PROVIDE FOR AN INCREASE IN COMMERCIAL SQUARE FEET FROM 558,417 to 588,417, ON THE APPROXIMATE 13 ACRE PARCEL OF PROPERTY GENERALLY LOCATED AT 14800 SHERIDAN 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

### SUMMARY EXPLANATION AND BACKGROUND:

1. 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.
2. 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.
3. 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.
4. 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.

5. The table attached as Exhibit 6, depicts the intensity levels of the DRI as originally approved, currently approved, and proposed for approval; 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. Exhibit 5 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.

6. 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.

7. At the December 12, 2019 Planning and Zoning Board meeting, the Board voted unanimously to transmit the application with a favorable recommendation.

8. Recommend adopting proposed ordinance 2020-01 on second and final reading.

**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