



Legislation Text

File #: 21-0261, **Version:** 1

PH 2021-01, The purpose of this Public Hearing is to consider, at the request of the South Broward Hospital District, an amendment to the adopted development order pursuant to Chapter 380.06, Florida Statutes and 2018-158 Laws of Florida, for the tract of land identified as **PEMBROKE LAKES REGIONAL CENTER (PH 2021-01)** generally located between Pines Boulevard and Johnson Street and between Hiatus Road and Flamingo Road. The proposed change is to delete a portion of Parcel B from the DRI. (Sharon)

(This will be heard as regular agenda item number 5.)

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 Lakes Regional Center Development of Regional Impact (DRI) by deleting a portion of Parcel B from the DRI. Parcel B is generally located at the northeast corner of Pines Boulevard and Flamingo Road, south of NW 4th Street. The applicant is requesting the modification to the DRI in order to develop the property for the Memorial Cancer Institute. The proposed modification to the DRI will decrease the commercial square feet by 60,582 sq. ft., from 1,794,300 to 1,733,718. Future Development of the parcel proposed to be deleted from the DRI will be subject to all local land use, zoning, platting, and site plan requirements. No changes will be made to the existing shared DRI infrastructure.

BACKGROUND:

Pursuant to Chapter 2018-158, Laws of Florida, Hope Calhoun, Esq., agent for the applicant, South Broward Hospital District, is requesting approval of an application to modify the development order granted by Ordinance No. 789 for the Pembroke Lakes Regional Center DRI, adopted by the City Commission on April 30, 1986. The DRI is a 208-acre mixed use development generally located

between Flamingo and Hiatus Roads, and between Johnson 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 attached table depicts the intensity levels of the DRI currently approved, and proposed for approval. The proposed parcel for deletion is approximately 6.8 acres. If approved, the remaining DRI would be +/-201 acres.

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. The Division has no objections to this application; however, traffic concerns relating to NW 4th Street will be addressed during the platting and site plan review processes.

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.