

PROPOSED ORDINANCE NO. 2018-01

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, MODIFYING THE PEMBROKE POINTE PLANNED COMMERCIAL DEVELOPMENT (“PCD”) PREVIOUSLY ADOPTED BY THE CITY COMMISSION ON JUNE 6, 2007, PURSUANT TO ORDINANCE NO. 1584, AND AS AMENDED BY ORDINANCE NO. 1626, ADOPTED ON DECEMBER 17, 2008; PROVIDING FOR A TEXT AMENDMENT TO THE DESIGN GUIDELINES IN THE PCD FOR THE APPROXIMATELY 36-ACRE SITE GENERALLY LOCATED ON THE EAST SIDE OF I-75, BETWEEN PINES BOULEVARD AND PEMBROKE ROAD, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”); PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 6, 2007, the City Commission adopted Ordinance No. 1584 approving the Pembroke Pointe Planned Commercial Development; and

WHEREAS the PCD design guidelines were later amended by the City Commission pursuant to Ordinance No. 1626 adopted on December 17, 2008; and

WHEREAS, TPA Group (the “Applicant”), requests to further amend the PCD design guidelines for the approximately 36-acre site generally on the east side of I-75, between Pines Boulevard and Pembroke Road, as more particularly described in **Exhibit “A”**; to update PCD design guidelines, as set forth in greater detail in **Exhibit “B”**; and

WHEREAS, the PCD guidelines currently allow for four (4) identical office buildings, only one (1) of which was built by the original developer,

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WHEREAS, The applicant wants amend a portion of the PCD guidelines in order to build a total two (2) additional office buildings with a courtyard and a clubhouse, with associating parking traffic circulation, signage, landscaping, and site amenities; and

WHEREAS, the applicant has been working with City staff to retain continuity with the previously constructed building; and

WHEREAS, the City's planning department has reviewed these revised guidelines and finds the amendments herein to be compatible with the existing office building onsite and consistent with City's Planned Commercial Development (PCD) zoning district requirements; and

WHEREAS, on December 14, 2017, the Planning and Zoning Board ("Board") considered the Applicant's PCD text amendment request and voted to transmit the request to the City Commission with a favorable recommendation; and

WHEREAS, after considering input from City staff and the recommendation of the Board, the City Commission of the City of Pembroke Pines, Florida, deems it to be in the best interests of the citizens and residents of the City to approve the foregoing text amendment to the Pembroke Point PCD design guidelines.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA THAT:

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Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct, and are hereby incorporated herein and made a part hereof. All exhibits attached hereto are incorporated herein and made a specific part hereof.

Section 2. The City Commission of the City of Pembroke Pines, Florida, hereby approves the text amendment to the Pembroke Pointe PCD design guidelines by amending and updating the PCD design guidelines as set forth in **Exhibit "B"**, attached hereto and incorporated herein.

Section 3. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith be, and the same are hereby repealed to the extent of such conflict.

Section 4. If any clause, section, or other part or application of this Ordinance shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 5. This Ordinance shall become effective immediately upon its passage and adoption.

(REMAINDER INTENTIONALLY LEFT BLANK)

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PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, ON THE FIRST READING, THIS ___ DAY OF _____, 2018.

PASSED ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, ON THE SECOND AND FINAL READING, THIS ___ DAY OF _____, 2018.

CITY OF PEMBROKE PINES, FLORIDA

By: _____

ATTEST:

MAYOR FRANK C. ORTIS

MARLENE GRAHAM, CITY CLERK

ORTIS _____

APPROVED AS TO FORM:

CASTILLO _____

SCHWARTZ _____

MONROIG _____

OFFICE OF THE CITY ATTORNEY

SIPLE _____