

PROPOSED RESOLUTION NO. 2025-R-31

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA; APPROVING A PLAT NOTE AMENDMENT (DELEGATION REQUEST) TO THE SHOPS AT PEMBROKE GARDENS PLAT FOR THE APPROXIMATE 40 ACRE PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF PINES BOULEVARD BETWEEN I-75 AND SOUTHWEST 145 AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; AUTHORIZING THE CITY MANAGER OR CITY MANAGER'S DESIGNEE TO TAKE ANY ACTION NECESSARY TO IMPLEMENT THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 17, 2006, the City Commission adopted Resolution No. 3097, approving the Shops and Pembroke Gardens Plat (the "Plat"); and

WHEREAS, on November 6, 2013, the City Commission approved a plat note amendment to the Shops at Pembroke Gardens Plat, increasing the amount commercial development on the site; and

WHEREAS, FR Pembroke Gardens, LLC (the "Applicant"), seeks to separate Parcel "A" of the plat into two (2) parcels identified as Parcel "A" and Parcel "B" and to develop mid-rise residential units on a +-2.7-acre portion of Parcel "B" as more particularly described herein and within **Exhibit "B"**, attached hereto and by this reference incorporated as part of this Resolution (the "Property"); and

WHEREAS, the existing plat note for the Shops at Pembroke Gardens plat currently states:

"This plat is restricted to 440,000 square feet of commercial use (399,825 square feet existing, 40,175 square feet proposed.) Free standing banks or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts."; and

WHEREAS, the City Commission approves and requests that Broward County approves the following proposed plat note language:

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“This plat is restricted to 440,000 square feet of commercial use on Parcel A and 308 mid-rise dwelling units on Parcel B.”; and

WHEREAS, Broward County requires City approval for any amendment to the plat note; and

WHEREAS, the City’s professional staff has reviewed the proposed plat note amendment and has no objection to the same,

WHEREAS, the City Commission of the City of Pembroke Pines finds the proposed Plat Note Amendment request to be in the best interests of the citizens and residents of the City of Pembroke Pines.

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

Section 1. The foregoing "WHEREAS" clauses are true and correct and hereby ratified and confirmed by the City Commission. All exhibits referenced herein and attached hereto are hereby incorporated herein.

Section 2. The City Commission of the City of Pembroke Pines, Florida, hereby approves the Plat Note Amendment (Delegation Request) for the Shops at Pembroke Gardens Plat for the approximate 40-acre property generally located on the South side of Pines Boulevard between I-75 and Southwest 145 Avenue, amending the existing Plat Note to state:

“This plat is restricted to 440,000 square feet of commercial use on Parcel A and 308 mid-rise dwelling units on Parcel B.”

Section 3. The City Manager and City Administration are hereby authorized to take any and all action necessary to implement the intent of this Resolution.

Section 4. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

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Section 5. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 6. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, THIS ____ DAY OF _____, 2025.

CITY OF PEMBROKE PINES, FLORIDA

ATTEST: By: _____
MAYOR ANGELO CASTILLO

_____ DEBRA ROGERS, CITY CLERK	CASTILLO	_____
APPROVED AS TO FORM:	GOOD	_____
	HERNANDEZ	_____
	SCHWARTZ	_____
_____ OFFICE OF THE CITY ATTORNEY	RODRIGUEZ	_____