

PROPOSED RESOLUTION NO. 2025-R-15

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA; AMENDING RESOLUTION No. 3899; APPROVING A PLAT NOTE AMENDMENT (DELEGATION REQUEST) TO PEMBROKE LAKES SOUTH PLAT FOR THE APPROXIMATE 9.9 ACRE PARCEL GENERALLY LOCATED AT THE NORTHWEST CORNER OF PEMBROKE ROAD AND HIATUS ROAD; 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**, Raintree Pines LLC (the "Applicant") is the owner of record of the approximate 9.9-acre parcel generally located at the Northwest corner of Pembroke Road and Hiatus Road, as more particularly described in **Exhibit "A"**, attached hereto and by this reference incorporated as part of this Ordinance (the "Property"); and

**WHEREAS**, the Applicant is proposing to develop four-story self-storage facility on the Property; and

**WHEREAS**, on April 16, 2025, the City Commission approved Resolution No. 3899, authorizing a plat note amendment delegation request for the Pembroke Lakes South Plat; and

**WHEREAS**, this Resolution seeks to correct a scrivener's error within Resolution 3899 that does not match the Applicant's request;

**WHEREAS**, the requested plat note amendment seeks to increase the square footage of gross building area, provide for 136,000 square feet of self-storage, decrease the amount of allowable office use; and preserve the existing amount of allowable commercial and bank uses; and

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

**WHEREAS**, the existing plat note for the subject Property currently states:

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143,500 square feet of gross building area consisting of 83,000 square feet of office, 55,000 square feet of commercial, and 5,500 square feet of bank.

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

219,500 square feet of gross building area consisting of 136,000 square feet of self-storage, 23,000 square feet of office, 55,000 square feet of commercial and 5,500 square feet of bank

**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 for the Pembroke Lakes South Plat for the approximate 9.9-acre parcel generally located at the Northwest corner of Pembroke Road and Hiatus Road, as more particularly described in **Exhibit "A,"** amending the plat note to state:

219,500 square feet of gross building area consisting of 136,000 square feet of self-storage, 23,000 square feet of office, 55,000 square feet of commercial and 5,500 square feet of bank

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**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.

**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	_____