

PROPOSED RESOLUTION NO. 2025-R-05

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA; 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 FROM B-3 (GENERAL BUSINESS) TO C-1(COMMERCIAL); 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, the filed plat note amendment seeks to increase the square footage of gross building area, consisting of 136,000 square feet of self-storage; to eliminate the existing 83,000 square feet of office use; and to decrease the allowable commercial use within the Plat; 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:

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:

PROPOSED RESOLUTION NO. 2025-R-05

RESOLUTION NO. _____

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

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.

PROPOSED RESOLUTION NO. 2025-R-05

RESOLUTION NO. _____

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 | _____ |