

PROPOSED RESOLUTION NO. 2025-R-31

RESOLUTION NO. 3923

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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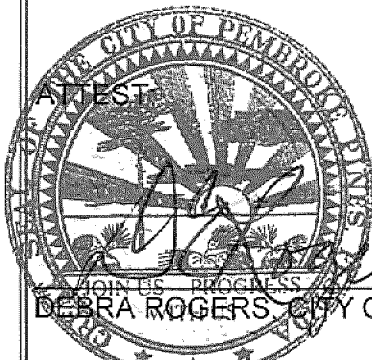
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**Section 5.** If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions 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 6TH DAY OF AUGUST, 2025.

CITY OF PEMBROKE PINES, FLORIDA



DEBRA ROGERS, CITY CLERK

APPROVED AS TO FORM:

Julie Klahr  
OFFICE OF THE CITY ATTORNEY

By: [Signature]  
MAYOR ANGELO CASTILLO

CASTILLO	<u>AYE</u>
GOOD	<u>AYE</u>
HERNANDEZ	<u>AYE</u>
SCHWARTZ	<u>AYE</u>
RODRIGUEZ	<u>AYE</u>



# City of Pembroke Pines, FL

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## Agenda Request Form

**Agenda Number: 24.**

**File ID:** 2025-R-31

**Type:** Resolution

**Status:** Passed

**Version:** 1

**Agenda  
Section:**

**In Control:** City Commission

**File Created:** 06/12/2025

**Short Title:** Shops at Pembroke Gardens

**Final Action:** 08/06/2025

**Title:** MOTION TO ADOPT PROPOSED RESOLUTION NO. 2025-R-31.

PROPOSED RESOLUTION NO. 2025-R-31 IS 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; 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.

**\*Agenda Date:** 08/06/2025

**Enactment Date:** 08/06/2025

**Agenda Number:** 24.

**Enactment Number:** 3923

**Internal Notes:** SUB 2005-03, SUB 2024-0001 (Update)

**Attachments:** 1. Proposed Resolution 2025-R-31 (Shops at Pembroke Gardens Delegation Request), 2. Exhibit A - Shops at Pembroke Garden Plat, 3. Exhibit B - Sketch & Legal-Parcel B, 4. Sketch & Legal-Parcel A, 5. Delegation Request Narrative

**Related Files:**

1	City Commission	08/06/2025	adopt	Pass
<b>Action Text:</b> A motion was made by Vice Mayor Hernandez, seconded by Commissioner Rodriguez, to adopt Proposed Resolution 2025-R-31. The motion carried by the following vote:				
Aye: - 5 Mayor Castillo, Vice Mayor Hernandez, Commissioner Good Jr., Commissioner Rodriguez, and Commissioner Schwartz				
Nay: - 0				

**SUMMARY EXPLANATION AND BACKGROUND:**

1. Dwayne Dickerson, agent for owner FR Pembroke Gardens, LLC, is requesting a plat note amendment (delegation request) for the Shops at Pembroke Gardens Plat generally located at south of Pines Boulevard and west of Southwest 145 Avenue.
2. The City Commission is considering on second reading the following applications on the subject property concurrently at tonight's meeting:
  - Proposed Ordinance No. 2025-06 - A zoning map change, creating from Planned Commercial Development (PCD) to Mixed Use Development (MXD). (ZC 2024-0002)
  - Proposed Ordinance No. 2025-07 - A zoning text change, creating Mixed Use Development (MXD) development guidelines for the site. (ZC 2024-0003)
3. The proposed plat note reflects the addition of 308 residential units on a designated Parcel B (+/- 2.7 acres of plat - See attached survey and legal). The remaining plat area will be designated as Parcel A.
4. The following plat note change is being requested the Shops at Pembroke Gardens plat:

**CURRENT NOTE:**

"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."

**PROPOSED NOTE:**

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

5. Administration recommends approving the plat note amendment (Delegation request - Proposed Resolution 2025-R-31) for the Shops at Pembroke Gardens Plat subject to final approval of the accompanying rezoning applications (Proposed Ordinance No 2025-06 and Proposed Ordinance No. 2025-07). .

**FINANCIAL IMPACT DETAIL:**

- a) Initial Cost: None.
- b) Amount budgeted for this item in Account No: Not Applicable.
- c) Source of funding for difference, if not fully budgeted: Not Applicable.
- d) 5 year projection of the operational cost of the project: Not Applicable.
- e) Detail of additional staff requirements: Not Applicable.

**FEASIBILITY REVIEW:**

- a) **Was a Feasibility Review/Cost Analysis of Out-Sourcing vs. In-House Labor Conducted for this service?** Not Applicable.
- b) **If Yes, what is the total cost or total savings of utilizing Out-Sourcing vs. In-House Labor for this service?** Not Applicable.