

PROPOSED ORDINANCE NO. 2022-04

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, CREATING THE EDISON PEMBROKE MIXED USE DEVELOPMENT (“MXD”) DISTRICT DESIGN GUIDELINES FOR THE APPROXIMATE 25 ACRE PARCEL OF LAND GENERALLY LOCATED NORTH OF PEMBROKE ROAD, BETWEEN I-75 AND SW 145 AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT “A,” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Pembroke Parcel 2 Owner LLC., Pembroke 145 Office LLC, and Pembroke Pointe Office LLC. (the “Applicant” or “TPA Group”) owns an approximate 25-acre parcel of land generally located generally located north of Pembroke Road, between I-75 and southwest 145 Avenue, as more particularly described in **Exhibit “A,”** within the Pembroke Pointe Planned Commercial Development (“PCD”); and,

**WHEREAS**, The original land owner of the Pembroke Pointe PCD (Duke Realty) contemplated the development of four (4) identical class A office buildings on +- 35 acres of property and only one (1) of the contemplated Duke buildings were ever built; and,

**WHEREAS**, in 2017, a +- 25 acre portion of the Pembroke Pointe PCD was sold to the TPA group who applied for modifications to the Pembroke Pointe PCD guidelines to accommodate a new office design, known as the Edison Office, in lieu of the three (3) buildings which were not built by Duke Realty; and,

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**WHEREAS**, The City Commission on March 2, 2021 approved the Edison Residential Land Use Plan Amendment (PH 2021-02 – Ordinance 1985) which revised the underlying land use for the southern 7.6 acres of the TPA group property from Office Park to Irregular Residential 46.1 for the purposes of developing up to 350 multi-family units; and,

**WHEREAS**, the applicant has requested to create the Edison Pembroke Mixed Use Development (“MXD”) District Design Guidelines in order to facilitate the development of an office, hotel, bank, and residential mixed use development on the approximate 25 acre TPA group property; and

**WHEREAS**, on April 28, 2022, the Planning and Zoning Board of the City of Pembroke Pines, Florida, in accordance with the law held a public hearing for the purpose of making its recommendations regarding the creation Edison Pembroke Mixed Use Development (“MXD”) District Design Guidelines, as more particularly described in **Exhibit “A,”** and recommended approval to the City Commission as requested; and

**WHEREAS**, the City Commission, is in receipt of the recommendations of Staff and the Planning & Zoning Board, has held further public hearings, in accordance with the law; and

**WHEREAS**, the City Commission of the City of Pembroke Pines, Florida deems it to be in the best interest of the citizens and residents of the City of Pembroke Pines, Florida to create the Edison Pembroke Mixed Use

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Development (“MXD”) District Design Guidelines for the approximate 25 acre parcel of land generally located north of Pembroke Road, between I-75 and SW 145 avenue, as more particularly described in **Exhibit “A”** attached hereto and incorporated herein;

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

**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 and creates the Edison Pembroke Mixed Use Development (“MXD”) District Design Guidelines for the approximate 25 acre parcel of land generally located north of Pembroke Road, between I-75 and SW 145 avenue, as more particularly described in **Exhibit “A”** attached hereto and incorporated herein.

**Section 3.** It is the intention of the City Commission of the City of Pembroke Pines, Florida that the provisions of this Ordinance shall become and be made a part of the Land Development Code and the City’s Zoning District Map of the City of Pembroke Pines, Florida. The sections of this Ordinance may be re-numbered or re-lettered and the word “Ordinance” may

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be changed to "Section", "Article" or other such word or phrase in order to accomplish such intention.

**Section 4.** 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 5.** 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 6.** This Ordinance shall become effective immediately upon its passage and adoption.

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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 \_\_\_\_\_, 2022.**

**PASSED ADOPTED BY THE CITY COMMISSION OF THE CITY OF  
PEMBROKE PINES, FLORIDA, ON THE SECOND AND FINAL READING,  
THIS \_\_\_ DAY OF \_\_\_\_\_, 2022.**

CITY OF PEMBROKE PINES, FLORIDA

By: \_\_\_\_\_

ATTEST:

MAYOR FRANK C. ORTIS

\_\_\_\_\_  
MARLENE D. GRAHAM, CITY CLERK

ORTIS \_\_\_\_\_

APPROVED AS TO FORM:

CASTILLO \_\_\_\_\_

\_\_\_\_\_

GOOD \_\_\_\_\_

OFFICE OF THE CITY ATTORNEY

SCHWARTZ \_\_\_\_\_

SIPLE \_\_\_\_\_