

PROPOSED RESOLUTION NO. 2024-R-37

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA; APPROVING A PLAT NOTE AMENDMENT (DELEGATION REQUEST) TO THE PINES-PALM WEST PLAT FOR THE APPROXIMATE .76-ACRE PARCEL GENERALLY LOCATED ON THE NORTH SIDE OF PINES BOULEVARD BETWEEN NORTH PALM AVENUE AND NW 106 AVENUE; APPROVING A PLAT NOTE AMENDMENT ON THE SUBJECT PROPERTY FROM 5,000 SQUARE FEET OF BANK USE TO 5,000 SQUARE FEET OF MEDICAL OFFICE; 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, the South Broward Hospital District owns that certain approximate .76-acre property generally located on the North side of Pines Boulevard between North Palm Avenue and NW 106 Avenue, as more specifically described in **Exhibit "A"**, attached hereto and hereinafter referred to as the "Property"; and

WHEREAS, On February 1, 2012, the City Commission approved a motion to authorize the proper city officials to write a letter of no objection to a proposed plat note amendment for the Pines-Palm West Plat, creating 5,000 square feet of bank use on the then-newly created Tract A-2 of the Plat; and

WHEREAS, South Broward Hospital District has submitted a plat note amendment request to amend the existing use restriction within Tract A-2 of the Pines-Palm West Plat from "bank-use" to "medical office use"; 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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Tract A-1 is restricted to 285,000 square feet of commercial use and Tract A-2 is restricted to 5,000 square feet of bank use.

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

Tract A-1 is restricted to 285,000 square feet of commercial use and Tract A-2 is restricted to 5,000 square feet of medical office use.

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 Pines-Palm West Plat restricting the approximate 0.76-acre parcel generally located on the north side of Pines Boulevard between North Palm Avenue and Northwest 106 Avenue, as more particularly described in **Exhibit "A,"** amending the plat note to

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state:

Tract A-1 is restricted to 285,000 square feet of commercial use and Tract A-2 is restricted to 5,000 square feet of medical office use.

Section 3. The City Manager and City Administration is 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 _____, 2024.

CITY OF PEMBROKE PINES, FLORIDA

By: _____
MAYOR ANGELO CASTILLO

ATTEST:

DEBRA ROGERS, CITY CLERK

APPROVED AS TO FORM:

CASTILLO _____

GOOD _____

HERNANDEZ _____

SCHWARTZ _____

OFFICE OF THE CITY ATTORNEY

RODRIGUEZ _____