

PROPOSED RESOLUTION NO. 2023-R-23

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA APPROVING THE SKYRISE TOWNHOMES PLAT FOR THE APPROXIMATE 6.74-ACRE PROPERTY GENERALLY LOCATED SOUTH OF PINES BOULEVARD AND WEST OF SOUTHWEST 184 AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sky Rise Plaza LLC., has submitted a plat request application for an approximate 6.74 acre property generally located south of Pines Boulevard and west of Southwest 184 Avenue, as more particularly described in **Exhibit “ A**, attached hereto and known as the Skyrise Townhomes Plat;

WHEREAS, the property was originally platted as the Sky Rise Plaza Plat and is being re-plated as the Skyrise Townhome Plat; and,

WHEREAS, the Skyrise Townhome Plat will be restricted to allow fifty-four (54) townhouse units on tract A of the property; and,

WHEREAS, tract B is south of tract A, and will be restricted to conservation use; and

WHEREAS, on April 18, 2023, 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 for the approval of the Skyrise Townhomes Plat; and

WHEREAS, the Planning and Zoning Board voted to transmit the Skyrise Townhome Plat to the City Commission with a favorable recommendation subject to adoption of Zoning Change application ZC 2022-02, Satisfaction of Broward

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County comments, and City Commission approval of a municipal dedication for a portion of this property; and

WHEREAS, City Staff has reviewed this plat, and has determined that it meets all code requirements and recommends approval, subject to the City Commission adoption of Zoning Change Application ZC2022-02, satisfaction of the Broward County Comments, and the City Commission's approval of a municipal dedication agreement; and

WHEREAS, the City Commission of the City of Pembroke Pines, Florida deems it to be in the best interests of the citizens and residents of the City to approve the Skyrise Townhome Plat, for the approximate 6.74-acre property generally located south of Pines Boulevard and west of Southwest 184 Avenue, subject to the City Commission adoption of Zoning Change Application ZC 2022-02, satisfaction of the Broward County Comments, and the City Commission's approval of a municipal dedication agreement.

NOW, THEREFORE, BE IT RESOLVED 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 made a specific part of this Resolution.

Section 2. The City Commission of the City of Pembroke Pines, Florida hereby approves the Skyrise Townhome Plat generally located south of Pines Boulevard and west of Southwest 184 Avenue, as shown in **Exhibit "A"**, attached

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hereto and by this reference made a part hereof, subject to the City Commission adoption of Zoning Change Application ZC2022-02, satisfaction of the Broward County Comments, and the City Commission's approval of a municipal dedication agreement.

Section 3. If any clause, section, or other part or application of this Resolution 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 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. This Resolution 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, THIS ____ DAY OF _____, 2023.**

CITY OF PEMBROKE PINES, FLORIDA

ATTEST:

BY: _____
MAYOR FRANK C. ORTIS

MARLENE GRAHAM, CITY CLERK

ORTIS _____

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APPROVED AS TO FORM:	CASTILLO	_____
	GOOD	_____
	SCHWARTZ	_____
	SIPLE	_____
_____ OFFICE OF THE CITY ATTORNEY		