

PROPOSED ORDINANCE NO. 2022-05

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, MODIFYING THE PEMBROKE POINTE PLANNED COMMERCIAL DEVELOPMENT (“PCD”) PREVIOUSLY ADOPTED BY THE CITY COMMISSION ON JUNE 6, 2007, PURSUANT TO ORDINANCE NO. 1584, AND AS AMENDED; PROVIDING FOR TEXT AMENDMENTS TO THE DESIGN GUIDELINES IN WHICH THE PCD WILL BE REDUCED FROM AN APPROXIMATELY 35-ACRE SITE GENERALLY LOCATED NORTH OF PEMBROKE ROAD, BETWEEN I-75 AND SOUTHWEST 145 AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBITS “A” AND “B,” TO AN APPROXIMATELY 10-ACRE SITE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 6, 2007, the City Commission adopted Ordinance No. 1584 approving the Pembroke Pointe Planned Commercial Development (“PCD”); and

WHEREAS, the PCD design guidelines were later amended by the City Commission pursuant to Ordinance No. 1626 adopted on December 17, 2008 and Ordinance No. 1983 adopted on February 7, 2018; and

WHEREAS, Pembroke Parcel 2 Owner LLC, Pembroke 145 Office LLC, and Pembroke Pointe Office LLC (the “Applicant” or “TPA Group”), requests to further amend the PCD design guidelines for the approximately 35-acre site generally located north of Pembroke Road, between I-75 and Southwest 145 Avenue, as more particularly described in **Exhibit “A”**; to modify the design guidelines for the existing PCD to reduce the PCD size from +35 acres to +-10 acres, as set forth in greater detail in **Exhibit “B”**; and

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WHEREAS, The original land owner of the Pembroke Pointe PCD property (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 PCD was sold to the TPA group who applied for a modification 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,

WHEREAS, The City Commission approved the TPA Group PCD update in Ordinance 1983, and Edison office site plan on February 7, 2018; and,

WHEREAS, the applicant requests to amend the PCD guidelines to reflect the reduction in size to the PCD, as set forth in greater detail in **Exhibit “B,”** and

WHEREAS, the City’s planning department has reviewed these revised guidelines and finds the amendments herein to be compatible with the existing office building onsite and consistent with City’s Planned Commercial Development (PCD) zoning district requirements; and

WHEREAS, on April 28, 2022, the Planning and Zoning Board (“Board”) considered the Applicant’s PCD text amendment request and voted to transmit the request to the City Commission with a favorable recommendation; and

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WHEREAS, after considering input from City staff and the recommendation of the Board, 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 amend the PCD design guidelines for the approximately 35-acre site generally located north of Pembroke Road, between I-75 and southwest 145 Avenue, as more particularly described in **Exhibit “A”**; to modify the design guidelines for the existing PCD to reduce the PCD size from +-35 acres to +-10 acres, as set forth in greater detail in **Exhibit “B.”**

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 amends the PCD design guidelines for the approximately 35-acre site generally located north of Pembroke Road, between I-75 and southwest 145 Avenue, as more particularly described in **Exhibit “A”**; to modify the design guidelines for the existing PCD to reduce the PCD size from +-35 acres to +-10 acres, as set forth in greater detail in **Exhibit “B.”**

Section 3. It is the intention of the City Commission of the City of

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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 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 GRAHAM, CITY CLERK

ORTIS _____

APPROVED AS TO FORM:

CASTILLO _____

GOOD _____

SCHWARTZ _____

OFFICE OF THE CITY ATTORNEY

SIPLE _____