

**PROPOSED RESOLUTION NO. 2022-R-15**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT (DELEGATION REQUEST) FOR THE DUKE PEMBROKE "A" PLAT FOR THE APPROXIMATE 17.317-ACRE PARCEL OF PROPERTY GENERALLY LOCATED EAST OF I-75 BETWEEN PINES BOULEVARD AND PEMBROKE ROAD, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR 147,414 SQUARE FEET OF OFFICE USE ON PARCEL A-1 AND 30,000 SQUARE FEET OF OFFICE, 6,000 SQUARE FEET OF BANK WITH DRIVE-THRU AND 125 HOTEL ROOMS ON PARCEL A-2; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, On June 6 2007, the City Commission approved Resolution 2142, adopting the Duke Pembroke "A" Plat which restricted the approximate 17.317-acre parcel of property generally located east of I-75 between Pines Boulevard and Pembroke Road, as more particularly described in Exhibit "A"; 147,414 of office use on parcel A-1 and 102,584 square feet of office use on Parcel A-2, and that Broward County approval is required for any bank, commercial, or retail use, and;

**WHEREAS**, the plat note on the Duke Pembroke "A" Plat must be amended to be consistent with the recent land use plan amendment which permits 30,000 square feet of office use, 6,000 square feet of bank use with a drive thru, and 125 hotels rooms on parcel A-2; and,

**WHEREAS**, the existing plat note for the subject property currently states:

**THIS PLAT IS RESTRICTED TO 147,414 SQUARE FEET OF OFFICE USE ON PARCEL A-1 (see attached legal description) AND 102,584 SQUARE FEET OF OFFICE USE ON PARCEL A-2 (see attached legal description). NO FREE STANDING OR DRIVE-THRU BANK FACILITIES AND/OR COMMERCIAL/RETAIL USES ARE PERMITTED WITHOUT**

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THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

**WHEREAS**, Broward County requires City approval for any amendment to the plat note; and,

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

THIS PLAT IS RESTRICTED TO 147,414 SQUARE FEET OF OFFICE USE ON PARCEL A-1; 30,000 SQUARE FEET OF OFFICE, 6,000 SQUARE FEET OF BANK WITH DRIVE-THRU AND 125 HOTEL ROOMS ON PARCEL A-2.

**WHEREAS**, the City's professional staff has reviewed the proposed plat note amendment and has no objection to the same; and,

**WHEREAS**, the City Commission of the City of Pembroke Pines finds that 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 Duke Pembroke "A" Plat which restricted the approximate 17.317-acre parcel of property generally located east of I-75 between Pines

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Boulevard and Pembroke Road, as more particularly described in **Exhibit "A,"** to reflect the recent land use plan amendment which permits 30,000 square feet of office use, 6,000 square feet of bank use with a drive thru, and 125 hotels rooms on parcel A-2 and to amend the plat note to state:

THIS PLAT IS RESTRICTED TO 147,414 SQUARE FEET OF OFFICE USE ON PARCEL A-1; 30,000 SQUARE FEET OF OFFICE, 6,000 SQUARE FEET OF BANK WITH DRIVE-THRU AND 125 HOTEL ROOMS ON PARCEL A-2.

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

CITY OF PEMBROKE PINES, FLORIDA

By: \_\_\_\_\_  
MAYOR FRANK C. ORTIS

ATTEST:

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_____	ORTIS	_____
MARLENE GRAHAM, CITY CLERK	CASTILLO	_____
APPROVED AS TO FORM:	GOOD	_____
	SCHWARTZ	_____
_____	SIPLE	_____
OFFICE OF THE CITY ATTORNEY		