

**PROPOSED RESOLUTION NO. 2018-R-38**

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

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT (DELEGATION REQUEST) FOR THE PEMBROKE PINES CITY CENTER PLAT, GENERALLY LOCATED WEST OF PALM AVENUE, SOUTH OF PINES BOULEVARD AND NORTH OF WASHINGTON STREET, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN; AUTHORIZING CITY ADMINISTRATION TO TAKE ANY ACTION NECESSARY TO IMPLEMENT THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on August 3, 2005, the City Commission adopted Ordinance No. 1519, which rezoned the approximate 146-acre parcel of the Pembroke Pines City Center property, generally located west of Palm Avenue, between Pines Boulevard and Washington Street, to Mixed Used Development District (MXD), and subsequently amended that ordinance on April 4, 2007, in Ordinance No. 1575A, on October 16, 2013 in Ordinance No. 1762A, on November 12, 2015 in Ordinance No. 1831 on February 1, 2017 in Ordinance No. 1867; and,

**WHEREAS**, On September 19, 2007 the City Commission approved Ordinance 1885, adopting the City Center Local Activity Center Land Use Plan Amendment which added the former City Hall parcel (Pembroke Pines City Center Plat) into the City Center Activity Center; and,

**WHEREAS**, the passage of Ordinance No. 1885 upgraded the overall City Center land use from Local Activity Center (LAC) to Regional Activity Center (RAC) due to the addition of the subject property; and,

**WHEREAS**, On June 20, 2018 the City approved the seventh amendment to the purchase and sale agreement with the Terra World Investments, LLC to develop

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a portion of the property within Pembroke Pines City Hall Plat, located south of Pines Boulevard and west of Palm Avenue, as more particularly described in **Exhibit "A"**; and,

**WHEREAS**, on October 3, 2018, the City Commission approved an amendment to the Mixed Used Development District (MXD) guidelines through Ordinance 1917 to add the former City Hall parcel into City Center;

**WHEREAS**, the proposed plat note amendment will allow for the development as contemplated within the City Center master plan; and,

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

This plat is restricted to 120,000 square feet of office use; 325,000 square feet commercial use; 1,841 multi-family dwelling units consisting of 497 mid-rise units, 389 high-rise, 382 townhouse units, and 573 garden apartments; and 350 hotel rooms. Freestanding banks and banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The 250 high-rise units shall be restricted to "moderate affordable" units as defined by the Broward County Land Use Plan provided, however, that said definition shall also include "workforce housing" or any similar concept if adopted and defined as part of the BCLUP.

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

This plat is restricted to 302,000 square feet of commercial use; 1,965 multi-family dwelling units consisting of 497 mid-rise units, 382 townhouse units, 513 high rise units and 573 garden apartments; and 200 hotel rooms. Freestanding banks and banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

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325 high-rise units shall be restricted to "moderate affordable" units as defined by the Broward County Land Use Plan provided, however, that said definition shall also include "workforce housing" or any similar concept if adopted and defined as part of the BCLUP.

**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 Plat Note Amendment (Delegation Request) for the Pembroke Pines City Center Plat located west of Palm Avenue, south of Pines Boulevard and north of Washington Street, as more particularly described in **Exhibit "A"**, attached hereto, to amend the plat note to state:

This plat is restricted to 302,000 square feet of commercial use; 1,965 multi-family dwelling units consisting of 497 mid-rise units, 382 townhouse units, 513 high rise units and 573 garden apartments; and 200 hotel rooms. Freestanding banks and banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

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325 high-rise units shall be restricted to “moderate affordable” units as defined by the Broward County Land Use Plan provided, however, that said definition shall also include “workforce housing” or any similar concept if adopted and defined as part of the Broward County Land Use Plan.

**Section 3.** City Administration is hereby authorized to take any 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 \_\_\_\_\_, 2018.**

CITY OF PEMBROKE PINES, FLORIDA

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

ATTEST:

\_\_\_\_\_  
MARLENE GRAHAM, CITY CLERK

APPROVED AS TO FORM:

ORTIS \_\_\_\_\_  
CASTILLO \_\_\_\_\_  
SCHWARTZ \_\_\_\_\_

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GOOD \_\_\_\_\_

\_\_\_\_\_  
OFFICE OF THE CITY ATTORNEY

SIPLE \_\_\_\_\_