

PROPOSED ORDINANCE NO. 2018-R-42

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE STELLAR PEMBROKE PINES PLAT FOR THE APPROXIMATE 7.5 ACRES GENERALLY LOCATED SOUTH OF PINES BOULEVARD BETWEEN SW 184TH AVE. AND SW 186TH AVE., AS MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”; RESTRICTING THE PROPERTY TO FIFTY-EIGHT (58) TOWNHOUSE UNITS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City Commission at its May 3, 2000 meeting approved the +- 26 acre, 184th Plaza Plat (SUB 98-7), which included this property. The applicant at the time proposed developing the +-26 acre parcel into a +- 200,000 square foot shopping center. The applicant allowed the 184th Plaza Plat to expire prior to recordation. The properties within that expired plat were then subdivided and platted separately. The subject Stellar parcel and the Skyrise Plaza property (to the east of Stellar) are the remaining vacant parcels within this former grouping.

WHEREAS, on June 7, 2017, the City Commission adopted Ordinance 1873, approving the land use plan amendment for the Stellar Townhomes Parcel from Commercial to Irregular Residential 7.9du/ac (PH 2016-03);

WHEREAS, on October 3, 2018 the City Commission passed Proposed Ordinance Number 1918, which provides for the re-zoning of a portion of the subject property from B-3 (General Business) to TH-12 (Townhouse District) to allow for the development of townhomes, and

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WHEREAS, access to the plat property shall be through an eighty (80) foot access easement on the northeast corner of the property adjacent to Pines Boulevard, and

WHEREAS, City Staff has reviewed this plat, and has determined that it meets all code requirements and recommends approval subject to satisfaction of Broward County Comments; and,

WHEREAS, the City Commission of the City of Pembroke Pines deems it to be in the best interests of the citizens and residents of the City to approve the Stellar Pembroke Pines Plat, for the approximate 7.5-acre parcel of land generally located south of Pines Boulevard between SW 184th Ave. and SW 186th Avenue.

NOW, THEREFORE, BE IT RESOVLED 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 approves the Stellar Pembroke Pines Plat, generally located south of Pines Boulevard between SW 184th Ave. and SW 186th Avenue, as shown in

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Exhibit “A”, attached hereto and by this reference made a part hereof, subject to the condition that the property be restricted to fifty-eight (58) townhome units.

Section 3. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. 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 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: _____

ATTEST:

MAYOR FRANK C. ORTIS

MARLENE GRAHAM, CITY CLERK

ORTIS _____

CASTILLO _____

APPROVED AS TO FORM:

SCHWARTZ _____

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_____	GOOD	_____
OFFICE OF THE CITY ATTORNEY	SIPLE	_____