

**PROPOSED RESOLUTION NO. 2018-R-41**

**RESOLUTION NO. 3632**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT (DELEGATION REQUEST) FOR THE CHAPEL TRAIL II PLAT; AMENDING THE EXISTING PLAT RESTRICTION FOR PARCEL G-1 TO ALLOW FOR THE DEVELOPMENT OF UP TO 229,480 SQUARE FEET OF BUSINESS PARK USE, WHICH INCLUDES INDUSTRIAL, WAREHOUSE, SHOWROOM, OFFICE AND COMMERCIAL USES, WITH RESTRICTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, On September 15, 1987, the Chapel Trail Development of Regional Impact was approved and adopted by Chapel Trail Associates, Ltd., for property depicted on Exhibit "A", which is attached hereto; and

**WHEREAS**, on January 14, 2014, a plat note amendment for the Chapel Trail II Plat was approved by the Broward County Commission, which created Parcel G-1 of the Chapel Trail II Plat, which is more particularly described in Exhibit "B", which is attached hereto, and allocated density to the Chapel Trail II Plat; and

**WHEREAS**, on August 6, 2014, the City of Pembroke Pines City Commission approved Resolution 2014-R-18, which determined that the Chapel Trail Development of Regional Impact was essential built out; and

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

Parcel G-1 (see attached legal description) shall be restricted to 229,480 square feet of business park use, which includes industrial, warehouse, showroom, office and commercial uses. The office and commercial uses combined shall not exceed 30% of the total, or 68,844 square feet, plus an additional 3,318 square feet of commercial use, for a total of 77,163 square feet.

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When a bay or single tenant occupancy within Parcel G-1 is determined to be a Commercial or Office use by the County, based upon the definitions in the Land Development Code and/or the Institute of Transportation engineers Trip Generation Report, the entire amount of square footage of that bay or single tenant occupancy shall be allocated to the allowable total square footage of office and commercial uses. Banks are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

**WHEREAS**, the current owner of Parcel G-1 has requested Broward County approve an amendment to the Plat Note to provide as follows:

Parcel G-1 (see attached legal description) shall be restricted to 229,480 square feet of business park use, which includes industrial, warehouse, showroom, office and commercial uses. The office and commercial uses combined shall not exceed 30% of the total, or 68,844 square feet, plus an additional 113,538 square feet of commercial use, for a total of 182,382 square feet.

When a bay or single tenant occupancy within Parcel G-1 is determined to be a Commercial or Office use by the County, based upon the definitions in the Land Development Code and/or the Institute of Transportation engineers Trip Generation Report, the entire amount of square footage of that bay or single tenant occupancy shall be allocated to the allowable total square footage of office and commercial uses. Banks are not permitted without 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 approve the following proposed plat note language as provided herein; and,

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**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 for the Chapel Trail II Plat, to amend the plat note to state as follows:

Parcel G-1 (see attached legal description) shall be restricted to 229,480 square feet of business park use, which includes industrial, warehouse, showroom, office and commercial uses. The office and commercial uses combined shall not exceed 30% of the total, or 68,844 square feet, plus an additional 113,538 square feet of commercial use, for a total of 182,382 square feet.

When a bay or single tenant occupancy within Parcel G-1 is determined to be a Commercial or Office use by the County, based upon the definitions in the Land Development Code and/or the Institute of Transportation engineers Trip Generation Report, the entire amount of square footage of that bay or single tenant occupancy shall be allocated to the allowable total square footage of office and commercial uses. Banks 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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**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 19TH DAY OF DECEMBER, 2018.**

CITY OF PEMBROKE PINES, FLORIDA

By: \_\_\_\_\_

MAYOR FRANK C. ORTIS

ATTEST:

MARLENE GRAHAM, CITY CLERK

ORTIS

AYE

CASTILLO

AYE

SCHWARTZ

AYE

GOOD

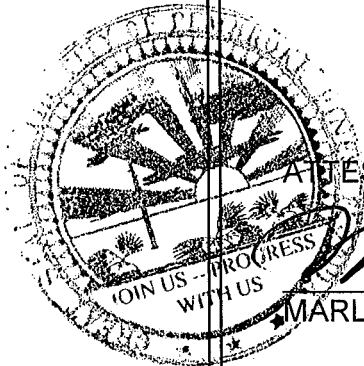
AYE

SIPLE

AYE

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY



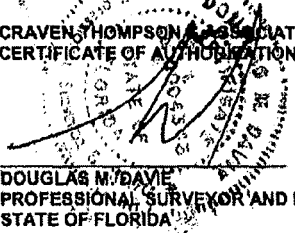
# SKETCH AND DESCRIPTION

PARCEL G-1

**CERTIFICATE:**

WE HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17.051 AND 5J-17.052 (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB271

A circular professional seal for Douglas M. DAVE, a Professional Surveyor and Mapper No. 4343 in the State of Florida. The seal features a compass rose and the words "PROFESSIONAL SURVEYOR AND MAPPER" around the perimeter.

DOUGLAS M. DAVE  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4343  
STATE OF FLORIDA

THIS SKETCH & DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

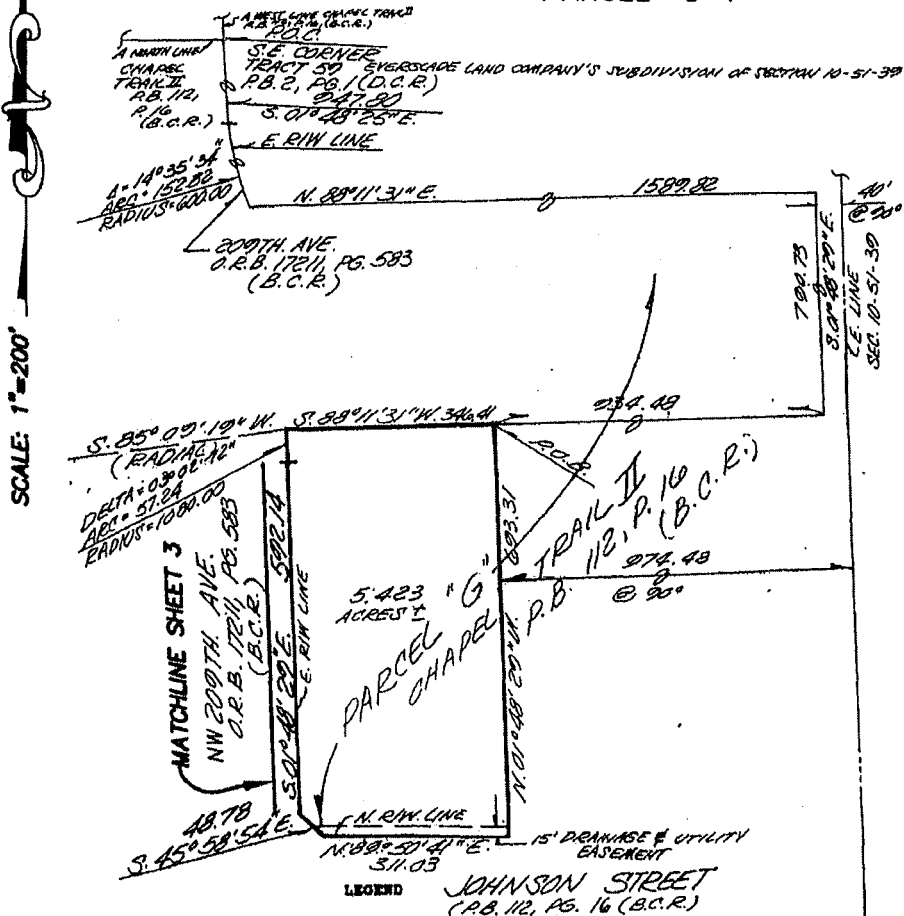
**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6408 TEL: (954) 739-6400  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271  
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114  
NATIONAL SHOWN HEREIN IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT  
PERMISSION OF CRAVEN-THOMPSON & ASSOCIATES, INC. BURNING CRAVEN-THOMPSON & ASSOCIATES, INC. COPYRIGHT © 2005

FOR: **CHAPEL TRAIL ASSO. LTD**

NOTE: THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

SKETCH TO ACCOMPANY DESCRIPTION  
PARCEL "G-1"



F.O.C.  
P.O.E.  
N.T.S  
P.B.  
D.B.  
P.  
B.C.R.  
SEC.  
T  
R  
R/W  
MISC.  
COR  
D.C.R.

POINT OF COMMENCEMENT  
POINT OF BEGINNING  
NOT TO SCALE  
PLAT BOOK  
DEED BOOK  
PAGE  
BROWARD COUNTY RECORDS  
SECTION  
TOWNSHIP  
RANGE  
RIGHT-OF-WAY  
MISCELLANEOUS  
CORNER  
DADE COUNTY RECORDS

SEE SHEET 1 OF 2 FOR LEGAL  
DESCRIPTION AND NOTES

SHEET 3 OF 4 SHEETS

UPDATES and/or REVISIONS	DATE	BY	CK'D	NOTE
				The undersigned and GRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or warranties as to the information reflected herein pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification.
				NOTE
				Loans shown herein were not abstracted for right-of-way and/or easements of record.
				G:\1977\770497.74\DWG\SD-PARCELS G & H.DWG
JOB NO.: 77-0497-79	ODRAWN BY: OMD	CHECKED BY: TCS	F.B.N/A	P.G.N/A
				DATED: 4-13-10



**Craven • Thompson & Associates, Inc.**  
**ENGINEERS PLANNERS SURVEYORS**

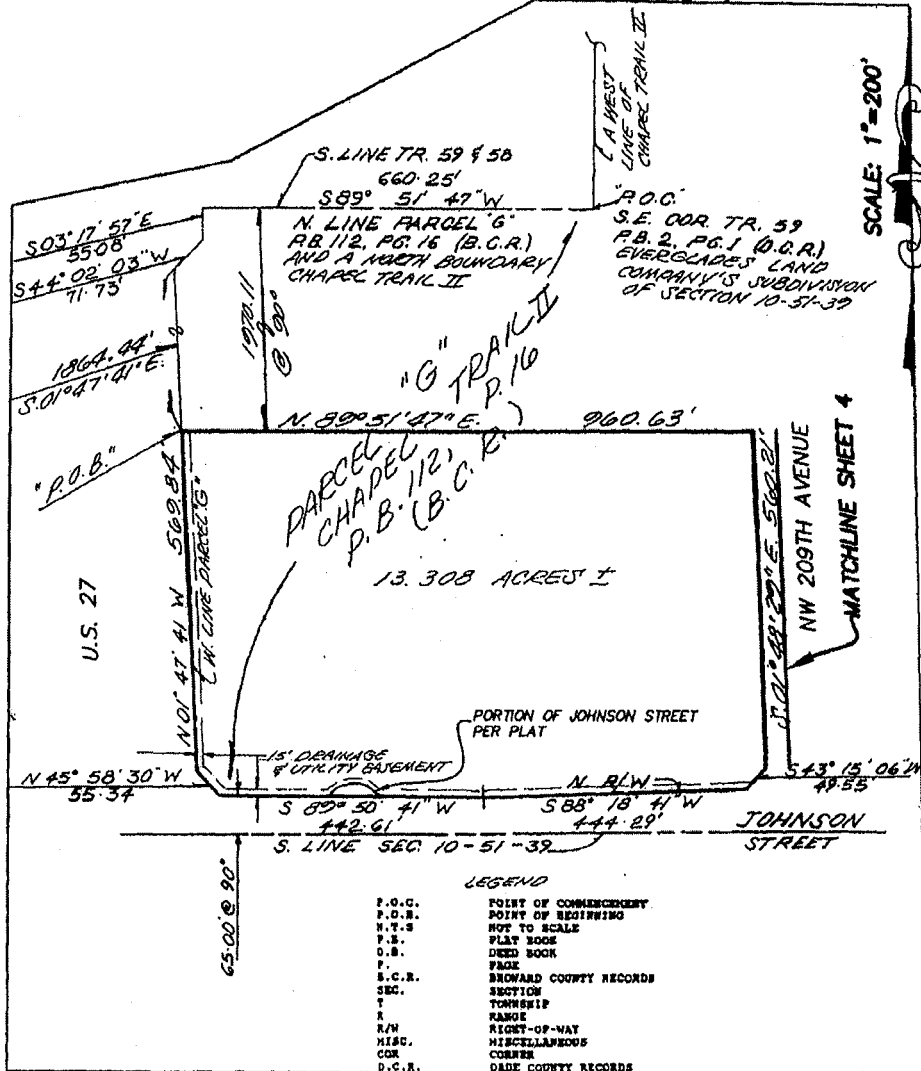
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL.: (954) 739-6400  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 0000114

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF CRAVEN-THOMPSON & ASSOCIATES, INC. WRITING CRAVEN-THOMPSON & ASSOCIATES, INC. 02/19/01 01/20/02

FOR: **CHAPEL TRAIL ASSO. LTD**

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**SKETCH TO ACCOMPANY DESCRIPTION  
PARCEL "G-1"**



**SEE SHEET 1 OF 2 FOR LEGAL  
DESCRIPTION AND NOTES**

SHEET 4 OF 4 SHEETS

UPDATES and/or REMISIONS	DATE	BY	CK'D	NOTE
				The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification.
				NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.
				G:\1977\770497.74\DWG\SD-PARCELS G & H.DWG

JOB NO.: 77-0497-79 DRAWN BY: DMD CHECKED BY: TCS F.B.N/A PG.N/A DATED: 4-13-10