

**PROPOSED RESOLUTION NO. 2020-R-08**

**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 HALL PLAT, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PINES BOULEVARD AND PALM AVENUE, 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 20, 1986, the City Commission approved Resolution 1737, adopting the Pembroke Pines City Hall Plat which restricted the approximate 15 acre parcel of property generally located on the Southwest Corner of Pines Boulevard and west of Palm Avenue, as more particularly described in Exhibit "A"; to 60,000 square feet of City Hall complex office use; and;

**WHEREAS,** In 2001, the City amended the plat note restriction to this property to allow 125,000 square feet of City Hall use; and;

**WHEREAS,** the City Commission, through Ordinance No. 1885 approved a Land Use Plan Amendment, adding the former City Hall parcel into the City Center Activity Center on September 19, 2017

**WHEREAS,** the City Commission, through Ordinance No. 3625 approved a Plat Note Amendment, assigning removing city hall use and replacing it with a variety of residential and commercial uses on October 17, 2018;

**PROPOSED RESOLUTION NO. 2020-R-08**

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

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

THIS PLAT IS RESTRICTED TO 250 HIGH RISE UNITS, 9,700 SQUARE FEET OF COMMERCIAL, AND 120,000 SQUARE FEET OF OFFICE USE ON TRACT A; 120,000 SQUARE FEET OF SELF STORAGE ON TRACT A-1; 150 HOTEL ROOMS ON TRACT A-2; AND 8 FUEL PUMPS FOR A MAXIMUM OF 16 FUELING POSITIONS WITH CONVENIENCE STORE ON TRACT A-3.

**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 175 HIGH RISE UNITS, 9,700 SQUARE FEET OF COMMERCIAL, AND 120,000 SQUARE FEET OF OFFICE USE ON TRACT A; 120,000 SQUARE FEET OF SELF-STORAGE ON TRACT A-1; 150 HOTEL ROOMS ON TRACT A-2; 8 FUEL PUMPS FOR A MAXIMUM OF 16 FUELING POSITIONS WITH CONVENIENCE STORE ON TRACT A-3; AND 150 ADULT LIVING FACILITY UNITS ON TRACT A-4.

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

**WHEREAS**, the proposed plat note change is consistent with the purchase and sale agreement with the City and Providence Investments LLC, established within Ordinance 1922; 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:**

## PROPOSED RESOLUTION NO. 2020-R-08

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**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 Pembroke Pines City Hall Plat which restricted the approximate 15 acre parcel of property generally located at the Southwest Corner of Pines Boulevard and west of Palm Avenue, as more particularly described in **Exhibit "A,"** to amend the plat note to state:

THIS PLAT IS RESTRICTED TO 175 HIGH RISE UNITS, 9,700 SQUARE FEET OF COMMERCIAL, AND 120,000 SQUARE FEET OF OFFICE USE ON TRACT A; 120,000 SQUARE FEET OF SELF-STORAGE ON TRACT A-1; 150 HOTEL ROOMS ON TRACT A-2; 8 FUEL PUMPS FOR A MAXIMUM OF 16 FUELING POSITIONS WITH CONVENIENCE STORE ON TRACT A-3; AND 150 ADULT LIVING FACILITY UNITS ON TRACT A-4.

**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.

**PROPOSED RESOLUTION NO. 2020-R-08**

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

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**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF  
PEMBROKE PINES, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

CITY OF PEMBROKE PINES, FLORIDA

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

ATTEST:

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

ORTIS \_\_\_\_\_

APPROVED AS TO FORM:

CASTILLO \_\_\_\_\_

GOOD \_\_\_\_\_

SCHWARTZ \_\_\_\_\_

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

SIPLE \_\_\_\_\_