



## Legislation Text

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**File #:** 2018-R-37, **Version:** 1

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MOTION TO APPROVE PROPOSED RESOLUTION 2018-R-37. PROPOSED RESOLUTION 2018-R-37 IS 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.

1. Greenspoon Marder, agent for the City of Pembroke Pines, is requesting a plat note change (delegation request) for the Pembroke Pines City Hall plat located on the southwest corner of Pines Boulevard and Palm Avenue.
2. The following plat note change is being requested.

### **CURRENT NOTE:**

THIS PLAT IS RESTRICTED TO 125,000 SQUARE FEET OF CITY HALL USE. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN REGARDING HAZARDS TO AIR NAVIGATION.

### **PROPOSED NOTE**

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.

3. For reference purposes, City Hall Plat Tract A is the southern portion of the parcel. Tract A-1, A-2 and A-3 are the northern portion of the parcel under contract with the Terra Group.
4. The City Commission at its September 19, 2017 meeting approved a Land Use Plan Amendment to add the former City Hall property into the City Center Local Activity Center. The addition of the Pembroke Pines City Hall property converted the Local Activity Center into a Regional Activity Center.

5. The City Commission at its October 3, 2018 meeting approved Ordinance 1917, adding the former City Hall parcel into the City Center Mixed Use Development (MXD) design guidelines.

6. The proposed delegation request for the City Hall Parcel is being processed concurrently on tonight's agenda with proposed resolution 2018-R-38 for City Center.

7. Both resolution 2018-R-37 and 2018-R-38 allow for the reallocation of development rights between the Pembroke Pines City Center plat and the Pembroke Pines City Hall plat. The approval of both of these resolutions will allow for development consistent with Regional Activity Center allowances, the purchase and sale agreement with Terra Group, as well as provide the City development rights on the remaining City Center parcels still not under contract (City Hall South Parcel).

8. Administration recommends adoption of proposed resolution 2018-R-37.

**FINANCIAL IMPACT DETAIL:**

- a) **Initial Cost:** None.
- b) **Amount budgeted for this item in Account No:** Not Applicable.
- c) **Source of funding for difference, if not fully budgeted:** Not Applicable.
- d) **5 year projection of the operational cost of the project:** Not Applicable.
- e) **Detail of additional staff requirements:** Not Applicable.