



Legislation Text

File #: 2018-R-38, **Version:** 1

MOTION TO ADOPT PROPOSED RESOLUTION 2018-R-38.

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.

1. Greenspoon Marder, agent for the City of Pembroke Pines and Terra Group, is requesting a plat note change (delegation request) for the Pembroke Pines City Center plat generally located west of Palm Avenue, south of Pines Boulevard, and north of Washington Street.
2. The following plat note change is being requested.

CURRENT NOTE:

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.

PROPOSED NOTE

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.

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.

3. 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.
4. 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.
5. The proposed delegation request for the City Center Plat is being processed concurrently on tonight's agenda with proposed resolution 2018-R-37 for the City Hall Parcel.
6. 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).
7. Administration recommends adoption of proposed resolution 2018-R-38.

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.