



## Legislation Text

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**File #:** 2020-R-08, **Version:** 1

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### MOTION TO APPROVE PROPOSED RESOLUTION NO. 2020-R-08.

PROPOSED RESOLUTION NO. 2020-R-08 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.

### **SUMMARY EXPLANATION AND BACKGROUND:**

1. Dwayne Dickerson, agent for contract purchase Providence Investments LLC, 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 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.

### **PROPOSED NOTE**

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.

3. The City Commission at its January 16, 2019 meeting approved the sale of the 3.15 acre parcel of property on this plat to Providence Investments via Ordinance 1922 for the purposes of building a maximum 150 bed assisted living facility.

4. 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. Tract A-4 occupies +- 3.15 acres of property at the southeast corner of the Pembroke Pines City Hall plat.
5. The proposed plat note change allows for the ALF development as contemplated by Ordinance 1922.
6. Administration recommends adoption of proposed resolution 2020-R-08.

**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