



Legislation Text

File #: 2021-R-02, Version: 2

MOTION TO ADOPT PROPOSED RESOLUTION 2021-R-02. [RESOLUTION 2021-R-02 ATTACHED HERETO HAS BEEN CORRECTED AND REPUBLISHED 1/28/2021. Proposed Resolution 2021-R-02 has been corrected to identify the general location of the plat to be south of Pines Boulevard and east of Southwest 202 Avenue.]

PROPOSED RESOLUTION 2021-R-02 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT (DELEGATION REQUEST) FOR THE APPROXIMATE 4.242 ACRE PROPERTY GENERALLY LOCATED SOUTH OF PINES BOULEVARD AND EAST OF SOUTHWEST 202 AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN, KNOWN AS THE PINES 200 EAST PLAT; 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. Greenspoon Marder, agent for applicant Hix Snedeker Companies, LLC, is requesting a plat note change for the Pines 200 East Plat generally located south of Pines Boulevard and east of Southwest 202 Avenue.
2. The City Commission approved the original Pines 200 East Plat through resolution 2921 on December 18, 2002.
3. In conjunction with a revised development plan, the following plat note change is being requested:

CURRENT NOTE:

This plat is restricted to 21,635 square feet of office use, and 20,785 square feet of commercial use. The commercial uses must be restricted to retail within the office buildings, and must comprise less than 50 percent (50%) of the total square footage. Banks are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Tract "B" is restricted to wetland mitigation per Broward County Department of Planning and Environmental Protection, License No. DF98-1016. Tract "C" is restricted to drainage area.

PROPOSED NOTE:

This plat is restricted to 24,000 square feet of commercial use. Tract "B" is restricted to wetland mitigation per Broward County Department of Planning and Environmental Protection, License No.

OF98-1016. Tract "C" is restricted to drainage area .

4. Further, the applicant requests to remove the following note from the plat (note 4):

"If a building permit for a principal building (excluding dry models , sales and construction offices) and first inspection approval are not issued by March 16, 2009, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County land development code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or

If project water lines, sewer lines, drainage and the rock base for internal roads are not installed by March 16, 2009, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County land development code . This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame."

5. Broward County Planning and Development Management Division staff reviewed the proposed changes and have no objections.

6. The City Commission passed Proposed Ordinance No. 2021-01 (Rezoning for Tractor Supply) on first reading at the January 13, 2021 meeting. Second and final reading of Proposed Ordinance No. 2021-01 to rezone the property is scheduled on tonight's agenda and is being heard concurrently with the plat note amendment.

7. The proposed plat note is consistent with the Proposed Ordinance No. 2021-01.

8. Administration recommends adoption of proposed resolution 2021-R-02.

9. Proposed Resolution 2021-R-02 has been corrected to identify the general location the plat to be south of Pines Boulevard and east of Southwest 202 Avenue.

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.