



Legislation Text

File #: 2021-R-06, **Version:** 1

MOTION TO ADOPT PROPOSED RESOLUTION 2021-R-06.

PROPOSED RESOLUTION 2021-R-06 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA APPROVING THE MERRICK SQUARE PLAT FOR THE APPROXIMATE 23.5-ACRE PROPERTY GENERALLY LOCATED ON SOUTH OF PINES BOULEVARD AND EAST OF SOUTHWEST 172 AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SUMMARY EXPLANATION AND BACKGROUND:

1. Pulice Land Surveyors, agent for property contract purchaser, D.R. Horton, Inc., requests consideration to plat a portion of property generally located south of Pines Boulevard and east of Southwest 172 Avenue. D.R. Horton is purchasing the subject property from owner School Board of Broward County (SBBC) with the intent to develop 211 townhome units.
2. On February 17, 2021, the City Commission approved Land Use Plan Amendment (PH 2019-02) request to allow for residential units to be developed on the SBBC property. The revised City land use map has been submitted for recertification to the County.
3. On March 17, 2021, the City Commission approved the following zoning change requests:
 - ☐ A zoning map change request to incorporate a +- 5 acre portion of the subject property that is currently zoned A-1 (Limited Agricultural) into the Pembroke Shores PUD. (ZC 2019-02)
 - ☐ A zoning text change application to amend the underlying Pembroke Shores Planned Unit Development design guidelines to allow for townhome development on the School Board property. (ZC 2020-04)
4. The subject parcel is a +- 23.5 acre property generally located south of Pines Boulevard and east of Southwest 172 Avenue. The proposed plat will consist of the following properties:
 - ☐ A re-plat of a portion of the existing Pembroke Shores plat
 - ☐ A +-5 acre unplatted property (Florida Fruit Lands Company property)
5. The existing zoning and land use plan designations of the surrounding properties to the subject site are as follows:
 - North** - Pines Boulevard / Planned Unit Development (PUD) / Commercial
 - East** - Planned Unit Development (PUD) / Irregular Residential
 - South** - Planned Unit Development (PUD) / Irregular Residential, Commercial
 - West** - Southwest 172 Avenue / B-2 (Community Business), C-1 (Commercial) / Low 3 residential with Commercial Flexibility Applied

6. Access to this property will be via the following:

- ☐ One private road access off of Southwest 172 Avenue.
- ☐ One private access road off of Pines Boulevard.

7. The applicant has opted to plat this property using individual lots and has limited the development by plat note to 211 townhouse units. The plat also references a conservation easement on the southeast corner of parcel. The plat has been reviewed by planning, zoning, and engineering staff and consistent with the proposed zoning change requests (ZC 2019-02 and ZC 2020-04).

8. A future site plan application will still be required to be heard at a later date prior to the applicant being able to commence construction on the site. This site plan will need to be consistent with the plat layout.

9. The Planning and Zoning Board at its March 11, 2021 meeting voted to transmit the proposed plat to the City Commission with a favorable recommendation subject to the following:

1. Recertification of the City Land Use Map.
2. City Commission adoption of Zoning Change application ZC 2019-02.
3. City Commission adoption of Zoning Change application ZC 2020-04.
4. Satisfaction of Broward County comments.
5. City Commission approval of a municipal dedication agreement for a property in a PUD (155.196) for a portion of this property.

10. A related municipal dedication agreement is being heard concurrently at tonight's agenda (regular) as well as a resolution (2020-R-44) vacating of the lift station utility easement for the site.

11. Recommend to adopt proposed resolution 2021-R-06.

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.