



Legislation Text

File #: 2021-20, **Version:** 3

MOTION TO ADOPT PROPOSED ORDINANCE NO. 2021-20 ON SECOND AND FINAL READING

PROPOSED ORDINANCE 2021-20 IS AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA ESTABLISHING THE MERRICK SQUARE COMMUNITY DEVELOPMENT DISTRICT; MAKING CERTAIN FINDINGS REGARDING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; NAMING FIVE PERSONS DESIGNATED TO BE THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

SUMMARY EXPLANATION AND BACKGROUND:

1. D.R. Horton Inc (Petitioner), is requesting City Commission approval to establish the Merrick Square Community Development District (CDD) for the 211 unit townhouse development generally located south of Pines Boulevard, east of SW 172nd Avenue and west of I-75 containing approximately 23.5 acres consistent with Chapter 190, Florida Statutes.
2. The Petitioner has submitted the request (attachment 2) for the Merrick Square residential project approved by the City Commission on May 5, 2021.
3. The Petitioner's request states that the CDD will fund the following improvements: (a) storm water management system, (b) water distribution system, (c) sanitary sewer system, (d) road way improvements (off-site) and (e) wetlands mitigation.
4. The CDD will also establish the initial five (5) member Board of Supervisors.
5. There will be no loss of revenue or expenses incurred by the City as a result of establishing the CDD.
6. Three CDDs have been previously approved by the City Commission: (1) Walnut Creek (2) Cobblestone (AKA- Meadow Pines) and (3) Pembroke Cay (AKA Pembroke Harbor).
7. The City Commission passed Proposed Ordinance No. 2021-20 on first reading at the September 13, 2021 City Commission meeting.
8. Motion to adopt Proposed Ordinance No. 2021-20 on second and final reading establishing the Merrick Square Community Development District (CDD).

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