



Legislation Text

File #: 2022-R-19, **Version:** 1

MOTION TO APPROVE PROPOSED RESOLUTION 2022-R-19.

PROPOSED RESOLUTION 2022-R-19 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT (DELEGATION REQUEST) FOR THE APPROXIMATE 14.182 ACRE PATHWAYS PLAT GENERALLY LOCATED SOUTH OF PINES BOULEVARD AND EAST OF DOUGLAS ROAD; BY AMENDING THE EXISTING PLAT TO ALLOW FOR THE DEVELOPMENT OF A SPECIAL RESIDENTIAL FACILITY (CATEGORY 3) CONSISTING OF 552 sleeping rooms (276 dwelling unit equivalent) and restricted to Low and Moderate income as defined in the Broward County Land Development Plan; AUTHORIZING THE CITY MANAGER AND CITY ADMINISTRATION TO TAKE ANY ACTION NECESSARY TO IMPLEMENT THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

SUMMARY EXPLANATION AND BACKGROUND:

1. James Kahn, agent for property owner Douglas Gardens IV. LTD Partnership, is requesting a plat note change for the Pathways plat generally located south of Pines Boulevard and east of Douglas Road .
2. The following plat note change is being requested.

CURRENT NOTE:

Tract "A-1A" (see attached legal description) is restricted to a public 191 bed nursing home; Tract "A-1B" (see attached legal description) is restricted to an "affordable" Special Residential Facility Category (3) 155 sleeping rooms (78 dwelling unit equivalent); Tract "A-2" (see attached legal description) is restricted to a Special Residential Facility (Category 3) as defined in the Broward County Land Use Plan consisting of 96 total sleeping rooms (94-one bedroom units and 1 two-bedroom unit) and restricted to very low income affordable housing; Tract "A-3" (see attached legal description) is restricted to a Special Residential Facility (Category 3) as defined in the Broward County Land Use Plan consisting of 52 total sleeping rooms (52 one-bedroom units) and restricted to very low income affordable housing. Tract "A-4 as defined in the Broward County Land Use Plan consisting of 75 total sleeping rooms (75 one bedroom units) and restricted to very low income affordable housing. "Affordable housing" and "very low housing" are defined in the Broward County Land Development Code. The Units to be constructed on this plat are intended for "Housing for Older Persons" as defined within the fair Housing Amendments Act of 1988 and/or the Broward County Human Rights Act, Chapter 83-360, Laws of Florida as amended by Chapter 89-437, Laws of Florida. The units constructed on this parcel are either to be solely occupied by at least one person 55 years of age or older per unit, provided that no person under the age of 18 may be a permanent occupant

of any unit.

PROPOSED NOTE

Tract "A-1A" (see attached legal description) is restricted an "affordable" Special Residential Facility (Category 3) consisting of 552 sleeping rooms (276 dwelling unit equivalent) and restricted to Low and Moderate income as defined in the Broward County Land Development Plan; Tract "A-1B" is restricted to an "affordable" Special Residential Facility Category (3) 155 sleeping rooms (78 dwelling unit equivalent); Tract "A-2" is restricted to a Special Residential Facility (Category 3) as defined in the Broward County Land Use Plan consisting of 96 total sleeping rooms (94-one bedroom units and 1 two-bedroom unit) and restricted to very low income affordable housing; Tract "A-3 is restricted to a Special Residential Facility (Category 3) as defined in the Broward County Land Use Plan consisting of 52 total sleeping rooms (52 one-bedroom units) and restricted to very low income affordable housing. Tract "A-4 as defined in the Broward County Land Use Plan consisting of 75 total sleeping rooms (75 one-bedroom units) and restricted to very low income affordable housing. "Affordable housing" and "very low housing" are defined in the Broward County Land Development Code. The Units to be constructed on this plat are intended for "Housing for Older Persons" as defined within the fair Housing Amendments Act of 1988 and/or the Broward County Human Rights Act, Chapter 83-360, Laws of Florida as amended by Chapter 89-437, Laws of Florida. The units constructed on this parcel are either to be solely occupied by at least one person 55 years of age or older per unit, provided that no person under the age of 18 may be a permanent occupant of any unit.

3. The proposed plat note change is required in order for the applicant to move forward for future consideration of the Douglas Gardens Phase IV and VI special residential facility site plan.

4. Administration recommends that City Commission approve proposed resolution 2022-R-19.

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.

FEASIBILITY REVIEW:

- a) **Was a Feasibility Review/Cost Analysis of Out-Sourcing vs. In-House Labor Conducted for this service?** Not Applicable
- b) **If Yes, what is the total cost or total savings of utilizing Out-Sourcing vs. In-House Labor for this service?** Not Applicable