



Legislation Text

File #: 2022-R-15, **Version:** 1

MOTION TO ADOPT PROPOSED RESOLUTION 2022-R-15.

PROPOSED RESOLUTION 2022-R-15 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT (DELEGATION REQUEST) FOR THE DUKE PEMBROKE "A" PLAT FOR THE APPROXIMATE 17.317-ACRE PARCEL OF PROPERTY GENERALLY LOCATED EAST OF I-75 BETWEEN PINES BOULEVARD AND PEMBROKE ROAD, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR 147,414 SQUARE FEET OF OFFICE USE ON PARCEL A-1 AND 30,000 SQUARE FEET OF OFFICE, 6,000 SQUARE FEET OF BANK WITH DRIVE-THRU AND 125 HOTEL ROOMS ON PARCEL A-2; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

SUMMARY EXPLANATION AND BACKGROUND:

1. Dennis Mele, agent for property owner, is requesting a plat note change for the Duke Pembroke A plat generally located south of Pines Boulevard and east of I-75.
2. The following plat note change is being requested.

CURRENT NOTE:

THIS PLAT IS RESTRICTED TO 147,414 SQUARE FEET OF OFFICE USE ON PARCEL A-1 (see attached legal description) AND 102,584 SQUARE FEET OF OFFICE USE ON PARCEL A-2 (see attached legal description). NO FREE STANDING OR DRIVE-THRU BANK FACILITIES AND/OR COMMERCIAL/RETAIL USES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

PROPOSED NOTE

THIS PLAT IS RESTRICTED TO 147,414 SQUARE FEET OF OFFICE USE ON PARCEL A-1; AND 30,000 SQUARE FEET OF OFFICE, 6,000 SQUARE FEET OF BANK WITH DRIVE-THRU AND 125 HOTEL ROOMS ON PARCEL A-2.

3. The following related applications were approved by the City Commission at its June 15, 2022 meeting.

- ☐ Ordinance No. 1990 - Edison Pembroke map rezoning from Planned Commercial District (PCD) to Mixed Use Development (MXD)
 - ☐ Ordinance No. 1991- Edison Pembroke MXD Design Guidelines (**Parcel A-2**)
 - ☐ Ordinance No. 1992 - Pembroke Pointe PCD Design Guidelines Amendment (**Parcel A-1**)
4. The following related applications are being heard concurrently at this meeting
- ☐ Proposed Resolution 2022-R-16 - A related plat note change resolution is being heard for the adjacent Duke Pembroke B plat.
5. The proposed plat note change is consistent with approved uses within the underlying zoning districts.

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.