

PROPOSED RESOLUTION NO. 2022-R-12

RESOLUTION NO. 3792

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT (DELEGATION REQUEST) FOR THE PEMBROKE PINES CITY HALL PLAT, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PINES BOULEVARD AND PALM AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN; 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.**

**WHEREAS**, On August 20, 1986, the City Commission approved Resolution 1737, adopting the Pembroke Pines City Hall Plat which restricted the approximate 15 acre parcel of property generally located on the southwest corner of Pines Boulevard and west of Palm Avenue, as more particularly described in Exhibit "A"; to 60,000 square feet of City Hall complex office use; and;

**WHEREAS**, in 2001, the City amended the plat note restriction to this property to allow 125,000 square feet of City Hall use; and;

**WHEREAS**, the City Commission, through Ordinance No. 1885 approved a Land Use Plan Amendment, adding the former City Hall parcel into the City Center Activity Center on September 19, 2017; and,

**WHEREAS**, the City Commission, through Resolution No. 3625 approved a Plat Note Amendment, assigning removing city hall use and replacing it with a variety of residential and commercial uses on October 17, 2018;

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**WHEREAS**, the City Commission, through Resolution No. 3687 approved a Plat Note Amendment, amending the proposed uses to include an adult living facility uses on February 19, 2020;

**WHEREAS**, the existing plat note for the subject property currently states:

THIS PLAT IS RESTRICTED TO 175 HIGH RISE UNITS, 9,700 SQUARE FEET OF COMMERCIAL USE, AND 120,000 SQUARE FEET OF OFFICE USE ON TRACT A, 120,000 SQUARE FEET OF SELF-STORAGE USE ON TRACT A-1, 150 HOTEL ROOMS ON TRACT A-2, A SERVICE STATION/CONVENIENCE STORE WITH 16 FUELING POSITIONS ON TRACT A-3, AND 150 ADULT LIVING FACILITY (ALF) UNITS ON TRACT A-4 (SEE ATTACHED LEGAL DESCRIPTION).

**WHEREAS**, Broward County requires City approval for any amendment to the plat note; and,

**WHEREAS**, the City approves and requests that Broward County approves the following proposed plat note language:

THIS PLAT IS RESTRICTED TO 150 MID-RISE UNITS, OF WHICH AT LEAST 80 PERCENT ARE AGE-RESTRICTED, ON TRACT A; 120,000 SQUARE FEET OF OFFICE USE ON TRACT A-1, A-2, AND TRACT A-3; AND 150 ADULT LIVING FACILITY (ALF) UNITS ON TRACT A-4.

**WHEREAS**, the City's professional staff has reviewed the proposed plat note amendment and has no objection to the same; and,

**WHEREAS**, the City Commission of the City of Pembroke Pines finds that the proposed Plat Note Amendment request to be in the best interests of the citizens and residents of the City of Pembroke Pines.



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**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA THAT:**

**Section 1.** The foregoing "WHEREAS" clauses are true and correct and hereby ratified and confirmed by the City Commission. All exhibits referenced herein and attached hereto are hereby incorporated herein.

**Section 2.** The City Commission of the City of Pembroke Pines, Florida, hereby approves the Pembroke Pines City Hall Plat which restricted the approximate 15 acre parcel of property generally located at the southwest corner of Pines Boulevard and west of Palm Avenue, as more particularly described in **Exhibit "A,"** to amend the plat note to state:

THIS PLAT IS RESTRICTED TO 150 MID-RISE UNITS, OF WHICH AT LEAST 80 PERCENT ARE AGE-RESTRICTED, ON TRACT A; 120,000 SQUARE FEET OF OFFICE USE ON TRACT A-1, A-2, AND TRACT A-3; AND 150 ADULT LIVING FACILITY (ALF) UNITS ON TRACT A-4.

**Section 3.** City Administration, including the City Manager, is hereby authorized to take any and all action necessary to implement the intent of this Resolution.

**Section 4.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

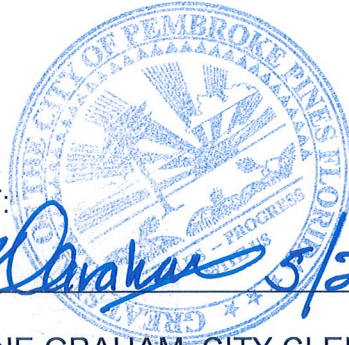
**Section 5.** If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

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**Section 6.** This Resolution shall become effective immediately upon its passage and adoption.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF  
PEMBROKE PINES, FLORIDA, THIS 18TH DAY OF MAY, 2022.**



CITY OF PEMBROKE PINES, FLORIDA

By: \_\_\_\_\_

MAYOR FRANK C. ORTIS

ATTEST:

*[Signature]* 5/23/2022

MARLENE GRAHAM, CITY CLERK

ORTIS          AYE    

CASTILLO          AYE    

GOOD          AYE    

SCHWARTZ          AYE    

SIPLE          AYE    

APPROVED AS TO FORM:

*[Signature]* 5/19/22  
OFFICE OF THE CITY ATTORNEY



"PEMBROKE PINES CITY HALL PLAT"

A PORTION OF TRACTS, 33, 34, 35 & 36 OF SECTION 18,  
TOWNSHIP 51 SOUTH, RANGE 14 EAST OF EVERGLADES SUGAR LAND COMPANY  
SUBDIVISION: (2-39 DADE) CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

## DESCRIPTION

[illegible]

## DEDICATION

[illegible]

## ACKNOWLEDGEMENT

State of Florida vs. \_\_\_\_\_  
County of Broward ss. \_\_\_\_\_  
I hereby certify that on this day personally appeared \_\_\_\_\_  
a duly qualified elector of the County of Broward, State of Florida,  
Piper, a political subdivision of the State of Florida,  
to me well known to be the officer designated in and to execute the  
within and to certify that he is duly qualified to execute the same  
and freely and voluntarily for the purposes expressed therein.  
Witness my signature and official seal at \_\_\_\_\_  
County, Florida this \_\_\_\_\_ day of September  
A.D. 1988. \_\_\_\_\_  
Commission Expires: 11/30/89  
Not Public to be filed  
Not Public to be filed  
Not Public to be filed

## STATE PLANE COORDINATE NO. 10

(5, 6, 6, 6, 6, 6) indicates 6-16 bearings and are listed on state plane coordinates. coordinates shown thus: 603225.46 750397.26

This plot is approved and accepted for publication

By: Donald A. G. Smith  
Director

Prepared by:  
R.P. LEGG & ASSOCIATES, INC. - LAND SURVEYORS  
8120 PASADENA BOULEVARD, PEBBLE BEACH, CALIF. 93024

Dated at Pembroke Pines, Broward County, Florida this 30<sup>th</sup> day of March A.D. 1985

Professional Land Surveyor  
State of Florida Registration No. 12345



## City of Pembroke Pines, FL

601 City Center Way  
Pembroke Pines, FL  
33025  
www.ppines.com

### Agenda Request Form

**Agenda Number: 22.**

**File ID:** 2022-R-12

**Type:** Resolution

**Status:** Passed

**Version:** 1

**Agenda  
Section:**

**In Control:** City Commission

**File Created:** 05/06/2022

**Short Title:** Proposed Resolution 2022-R-12: City Hall Plat

**Final Action:** 05/18/2022

**Title:** MOTION TO ADOPT PROPOSED RESOLUTION NO. 2022-R-12.

PROPOSED RESOLUTION NO. 2022-R-12 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT (DELEGATION REQUEST) FOR THE PEMBROKE PINES CITY HALL PLAT, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PINES BOULEVARD AND PALM AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN; 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.

**\*Agenda Date:** 05/18/2022

**Enactment Date:** 05/18/2022

**Agenda Number:** 22.

**Enactment Number:** 3792

**Internal Notes:** City Hall Plat Delegation Request

**Attachments:** 1. Proposed Resolution 2022-R-12 (City Hall Plat Note Delegation Request), 2. Exhibit A - Pembroke Pines City Hall Plat, 3. Letter Narrative Plat Note Amendment - Pembroke Pines City Hall Plat, 4. Survey of Parcels (Tract A, A-1, A-2, A-3), 5. Survey - TRACT A-4 - Providence LLC

**Indexes:**

|                                                                                                                                                                                   |                 |            |       |      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------|-------|------|
| 1                                                                                                                                                                                 | City Commission | 05/18/2022 | adopt | Pass |
| <b>Action Text:</b> A motion was made by Commissioner Castillo, seconded by Commissioner Siple, to adopt Proposed Resolution 2022-R-12. The motion carried by the following vote: |                 |            |       |      |
| Aye: - 5 Mayor Ortis, Vice Mayor Schwartz, Commissioner Good Jr., Commissioner Castillo, and Commissioner Siple                                                                   |                 |            |       |      |
| Nay: - 0                                                                                                                                                                          |                 |            |       |      |

### SUMMARY EXPLANATION AND BACKGROUND:



Agenda Request Form Continued (2022-R-12)

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1. Dennis Mele, agent for contract purchaser Terra Group, is requesting a plat note change (delegation request) for the Pembroke Pines City Hall plat located on the southwest corner of Pines Boulevard and Palm Avenue.
2. The following plat note change is being requested:

**CURRENT NOTE:**

THIS PLAT IS RESTRICTED TO 175 HIGH RISE UNITS, 9,700 SQUARE FEET OF COMMERCIAL USE, AND 120,000 SQUARE FEET OF OFFICE USE ON TRACT A, 120,000 SQUARE FEET OF SELF-STORAGE USE ON TRACT A-1, 150 HOTEL ROOMS ON TRACT A-2, A SERVICE STATION/CONVENIENCE STORE WITH 16 FUELING POSITIONS ON TRACT A-3, AND 150 ADULT LIVING FACILITY (ALF) UNITS ON TRACT A-4

**PROPOSED NOTE:**

This plat is restricted to 150 Mid rise units with at least 80 percent of those units RESTRICTED TO PERSONS 62 YEARS OR OLDER on Tract A; 120,000 square feet of OFFICE use on Tract A-1, Tract A-2, and Tract A-3; and 150 Adult Living Facility (ALF) units on Tract A-4.

3. For reference purposes, City Hall Plat Tract A is the southern portion of the parcel. Tract A-1, A-2 and A-3 are the northern portion of the parcel under contract with the Terra Group. Tract A-4 occupies +- 3.15 acres of property at the southeast corner of the Pembroke Pines City Hall plat which will contain the previously approved Assisted Living facility.

4. The proposed plat note change removes commercial, self storage and service station uses which are no longer being contemplated within this plat.
5. The proposed plat note is consistent with the Agreement for Purchase and Sale.

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6. Administration recommends adoption of proposed Resolution 2022-R-12.

**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