

PROPOSED RESOLUTION NO. 2020-R-48

RESOLUTION NO. 3723

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT (DELEGATION REQUEST) FOR THE APPROXIMATE 27-ACRE PROPERTY GENERALLY LOCATED SOUTH OF PINES BOULEVARD AND EAST OF DYKES ROAD, AS MORE PARTICULARLY DESCRIBED IN IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN, KNOWN AS THE UNITED STATES POSTAL SERVICE PROPERTY; 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, the Applicant, 16000 Pines Retail Investments LLC, has submitted a delegation request application for an approximate 27-acre property generally located south of Pines Boulevard and east of Dykes Road, as more particularly described in **Exhibit "A"**, attached hereto and known as the United States Postal Service Property; and,

WHEREAS, the City Commission approved previously approved a Plat Note Amendment for this property through Resolution No. 3636 on March 20, 2019; and,

WHEREAS, The Applicant requests modify the plat note to accommodate the development of up to 165 townhome units on parcel A-2A.

WHEREAS, the plat note on the United States Postal Service Property as amended is consistent with the underlying Mixed Use Development district (MXD) design guidelines for the property; and,

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

Parcels A-1 and A-2B (see attached legal description) is restricted to 130,000 square feet of commercial use, and Parcel A-1A (see attached legal description) is restricted to 5,000 square feet of

PROPOSED RESOLUTION NO. 2020-R-48

RESOLUTION NO. 3723

commercial use, and Parcel A-2A (see attached legal description) is restricted to 125 detached single family units.; and,

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

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

Parcels A-1 and A-2B (see attached legal description) is restricted to 130,000 square feet of commercial use, and Parcel A-1A (see attached legal description) is restricted to 5,000 square feet of commercial use, and Parcel A-2A (see attached legal description) is restricted to 165 townhome units.; and,

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.

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 Plat Note Amendment (Delegation Request) for the United States Postal Service Property generally located south of Pines Boulevard and

PROPOSED RESOLUTION NO. 2020-R-48

RESOLUTION NO. 3723

Dykes Road, as more particularly described in **Exhibit "A,"** attached hereto, and amends the plat note as follows:

Parcels A-1 and A-2B (see attached legal description) is restricted to 130,000 square feet of commercial use, and Parcel A-1A (see attached legal description) is restricted to 5,000 square feet of commercial use, and Parcel A-2A (see attached legal description) is restricted to 165 townhome units.; and,

Section 3. City Administration is hereby authorized to take any 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.

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

PROPOSED RESOLUTION NO. 2020-R-48

RESOLUTION NO. 3723

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF
PEMBROKE PINES, FLORIDA, THIS 2ND DAY OF DECEMBER, 2020.

CITY OF PEMBROKE PINES, FLORIDA

By: [Signature]
MAYOR FRANK C. ORTIS

ATTEST:

[Signature] 12/7/2020
MARLENE GRAHAM, CITY CLERK

AYE

CASTILLO NAY

APPROVED AS TO FORM:

GOOD AYE

[Signature] 12/3/2020
OFFICE OF THE CITY ATTORNEY

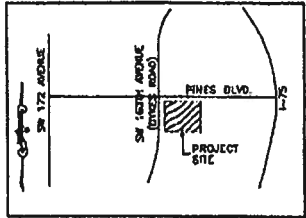
SCHWARTZ AYE

SIPLE NAY



EXHIBIT A-1

(SEE SHEETS 2 & 3 OF 2 FOR SKETCH OF DESCRIPTION)



LEGAL DESCRIPTION: PARCEL A-1
A PORTION OF TRACT "A", "UNITED STATES POSTAL SERVICE PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 01'45'51" EAST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 229.81 FEET; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 89'25'33" WEST, 30.28 FEET; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 01'45'30" EAST, 48.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 01'45'30" EAST, 261.23 FEET; THENCE DEPARTING SAID EAST LINE NORTH 89'59'58" WEST, 907.98 FEET; THENCE NORTH 00'00'00" WEST, 238.50 FEET; THENCE NORTH 90'00'00" EAST, 92.73 FEET; THENCE NORTH 00'00'00" WEST, 142.98 FEET; THENCE NORTH 90'00'00" EAST, 158.50 FEET; THENCE NORTH 00'00'00" WEST, 151.29 FEET TO THE NORTH LINE OF SAID TRACT "A"; THENCE NORTH 89'25'02" EAST ALONG SAID NORTH LINE, 507.84 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00'04'20" EAST, 275.00 FEET; THENCE NORTH 89'55'40" EAST, 140.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA. CONTAINING 390,797 SQUARE FEET (8.971 ACRES) MORE OR LESS.

SURVEY NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARING'S SHOWN HEREON ARE RELATIVE TO THE PLAT OF "UNITED STATES POSTAL SERVICE PLAT", PLAT BOOK 137, PAGE 18, BROWARD COUNTY RECORDS. REFERENCE BEARING OF N89'25'02"E ALONG THE MOST EASTERLY NORTH LINE OF TRACT "A".
3. THIS IS NOT A SURVEY.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.


CERTIFICATE:
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS DELINEATED UNDER MY DIRECTION ON NOVEMBER 15, 2018. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

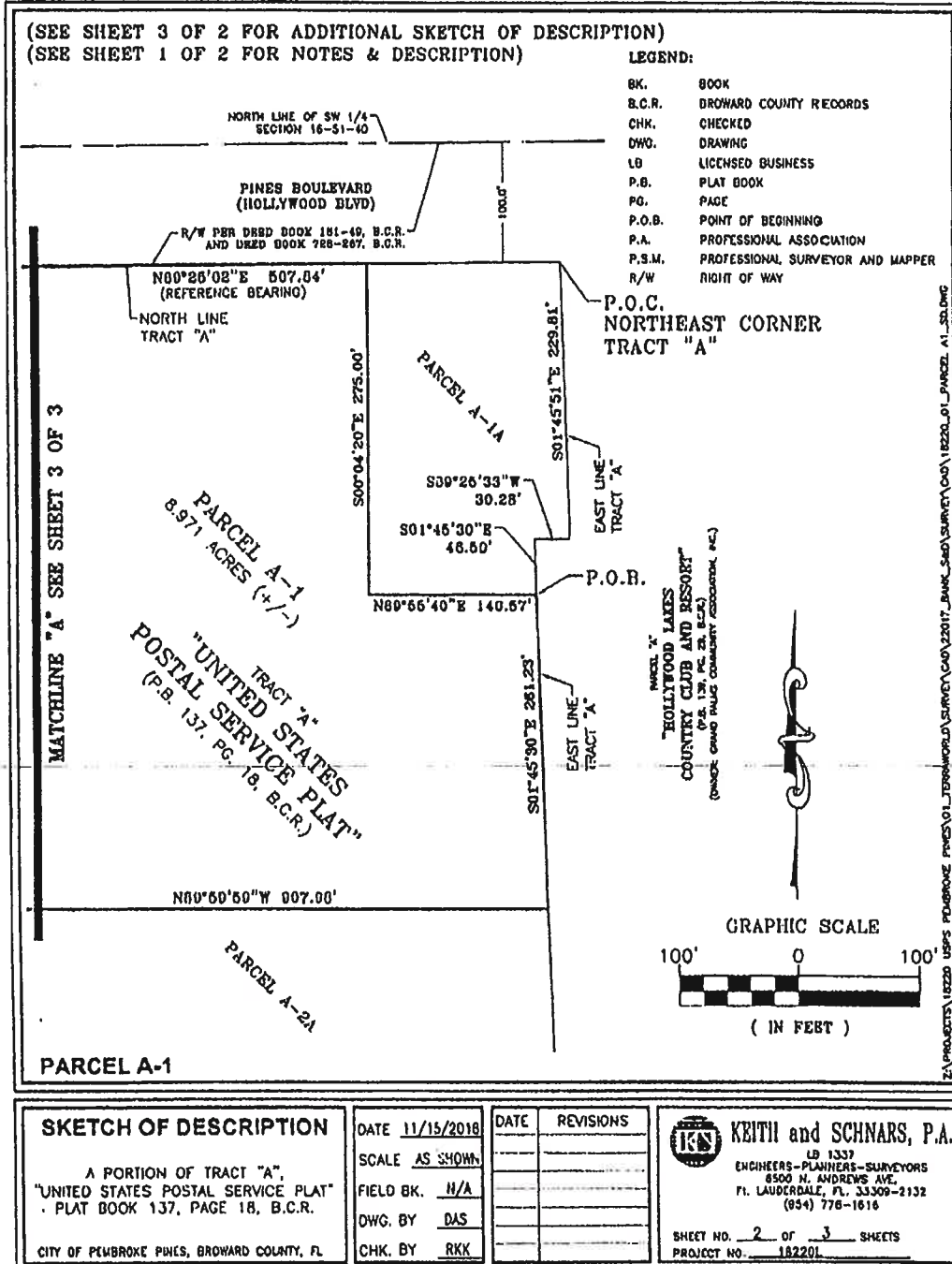
KEITH AND SCHNARS, P.A.
ENGINEERS-PLANNERS-SURVEYORS

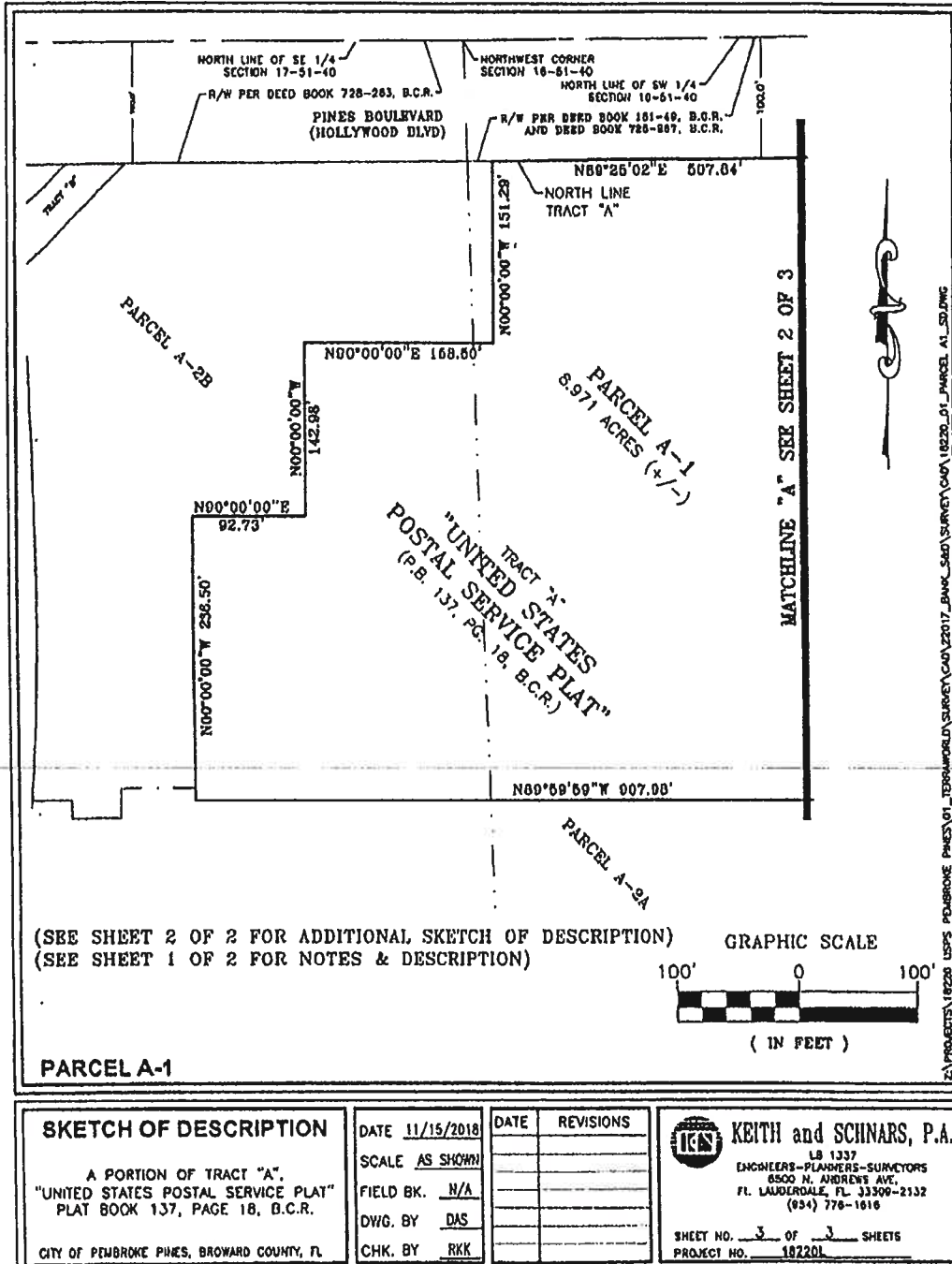
BY: DONALD A. SPICER, P.S.M.
FLORIDA REGISTRATION NO. 4677

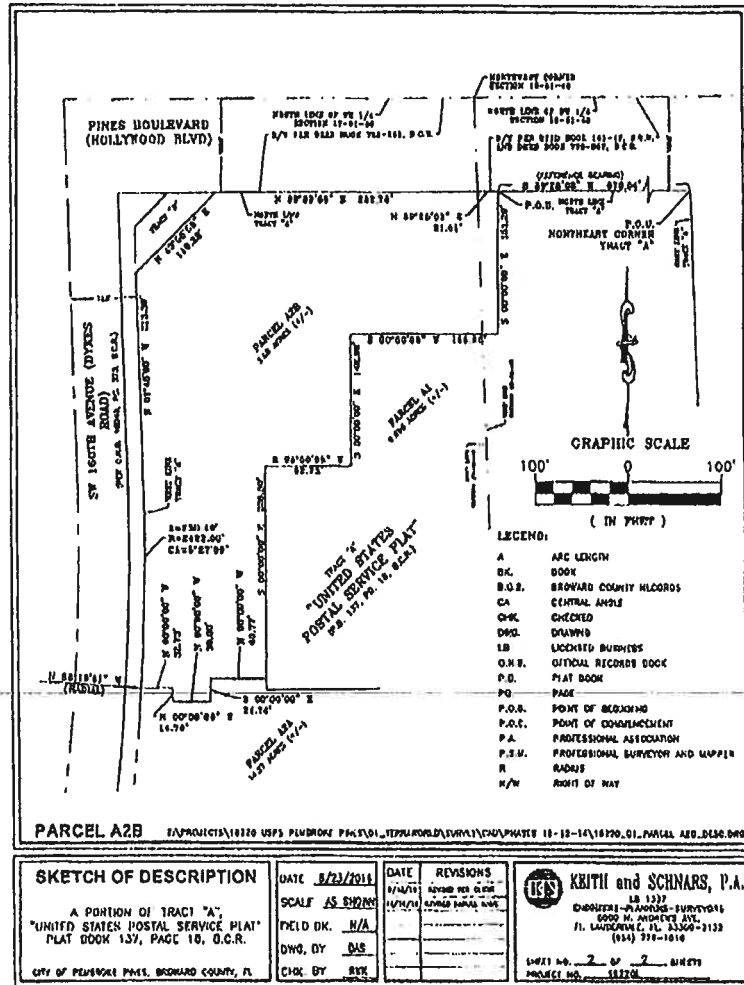
PARCEL A-1

Z:\PROJECTS\18220 USPS PEMBROKE PINES\01_TERRA WORLD SURVEY CAD\2017_SAME_S&D SURVEY CAD\18220_01_PARCEL A-1.DWG

<p>SKETCH OF DESCRIPTION</p> <p>A PORTION OF TRACT "A", "UNITED STATES POSTAL SERVICE PLAT" PLAT BOOK 137, PAGE 18, B.C.R.</p> <p>CITY OF PEMBROKE PINES, BROWARD COUNTY, FL</p>	DATE <u>11/15/2018</u>	DATE	REVISIONS	 <p>KEITH and SCHNARS, P.A. LB 1337 ENGINEERS-PLANNERS-SURVEYORS 6500 N. ANDREWS AVE. FT. LAUDERDALE, FL. 33309-2132 (954) 776-1616</p> <p>SHEET NO. <u>1</u> OF <u>3</u> SHEETS PROJECT NO. <u>182201</u></p>
	SCALE <u>AS SHOWN</u>			
	FIELD BK. <u>N/A</u>			
	DWG. BY <u>DAS</u>			
	CHK. BY <u>RKK</u>			





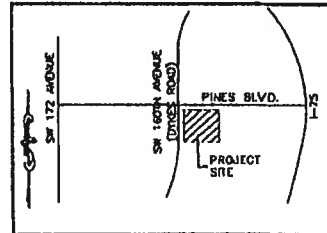


32613.0005
GM:30940308:1

38326103.1

EXHIBIT A-1A

(SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION)



LOCATION SKETCH
(NOT TO SCALE)

LEGAL DESCRIPTION: PARCEL A-1A

A PORTION OF TRACT "A", "UNITED STATES POSTAL SERVICE PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 01°45'51" EAST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 229.81 FEET; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 89°25'33" WEST, 30.28 FEET; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 01°45'30" EAST, 48.50 FEET; THENCE DEPARTING SAID EAST LINE OF TRACT "A" SOUTH 89°55'40" WEST, 140.57 FEET; THENCE NORTH 00°04'20" WEST, 275.00 FEET TO THE NORTH LINE OF SAID TRACT "A"; THENCE ALONG SAID NORTH LINE NORTH 89°25'02" EAST, 102.70 FEET TO THE POINT OF BEGINNING.

SAD LANDS LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA CONTAINING 44,576 SQUARE FEET (1.024 ACRES) MORE OR LESS.

SURVEY NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARING'S SHOWN HEREON ARE RELATIVE TO THE PLAT OF "UNITED STATES POSTAL SERVICE PLAT", PLAT BOOK 137, PAGE 18, BROWARD COUNTY RECORDS. REFERENCE BEARING OF N89°25'02"E ALONG THE MOST EASTERLY NORTH LINE OF TRACT "A".
3. THIS IS NOT A SURVEY.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS DELINEATED UNDER MY DIRECTION ON NOVEMBER 14, 2018. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH AND SCHNARS, P.A.
ENGINEERS-PLANNERS-SURVEYORS

BY: DONALD A. SPICER, P.S.M.
FLORIDA REGISTRATION NO. 4677

PARCEL A-1A

Z:\PROJECTS\18220 USFS PEMBROKE PINES 01_TERRACON SURVEY (CITY) 2017_BANK_S&A SURVEY (CITY) 18220_01_PARCEL A-1A_S&A.DWG

<p>SKETCH OF DESCRIPTION</p> <p>A PORTION OF TRACT "A", "UNITED STATES POSTAL SERVICE PLAT" PLAT BOOK 137, PAGE 18, B.C.R.</p> <p>CITY OF PEMBROKE PINES, BROWARD COUNTY, FL</p>	<p>DATE <u>11/14/18</u></p> <p>SCALE <u>AS SHOWN</u></p> <p>FIELD BK. <u>N/A</u></p> <p>DWG. BY <u>DAS</u></p> <p>CHK. BY <u>RKK</u></p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	REVISIONS									<p> KEITH and SCHNARS, P.A. LB 1337 ENGINEERS-PLANNERS-SURVEYORS 8500 N. ANDREWS AVE. FT. LAUDERDALE, FL 33309-2132 (954) 776-1816</p> <p>SHEET NO. <u>1</u> OF <u>2</u> SHEETS PROJECT NO. <u>18220L</u></p>
	DATE	REVISIONS											

EXHIBIT A-2A

LEGAL DESCRIPTION:

PARCEL A2A

A PORTION OF TRACT "A", "UNITED STATES POSTAL SERVICE PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 01°45'51" EAST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 229.81 FEET; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 89°25'33" WEST, 30.28 FEET; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 01°45'30" EAST, 307.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 01°45'30" EAST, 362.82 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 89°25'02" WEST ALONG THE SOUTH LINE OF SAID TRACT "A", 1178.09 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A" AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2410.00 FEET, AN ARC LENGTH OF 87.63 FEET AND A RADIAL BEARING OF NORTH 72°21'42" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°08'00" TO A NON-TANGENT LINE; THENCE NORTH 21°13'52" EAST, 100.46 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2422.00 FEET, AN ARC LENGTH OF 401.73 FEET AND A RADIAL BEARING OF NORTH 76°48'38" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°30'13" TO A NON-TANGENT LINE; THENCE SOUTH 90°00'00" EAST, 32.73 FEET; THENCE SOUTH 00°00'00" EAST, 14.76 FEET; THENCE SOUTH 90°00'00" EAST, 39.00 FEET; THENCE NORTH 00°00'00" WEST, 24.76 FEET; THENCE SOUTH 90°00'00" EAST, 80.77 FEET; THENCE SOUTH 00°00'00" EAST, 10.00 FEET; THENCE SOUTH 89°59'58" EAST, 907.98 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA. CONTAINING 621,536 SQUARE FEET (14.27 ACRES) MORE OR LESS.

SURVEY NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARING'S SHOWN HEREON ARE RELATIVE TO THE PLAT OF "UNITED STATES POSTAL SERVICE PLAT", PLAT BOOK 137, PAGE 18, BROWARD COUNTY RECORDS WITH A REFERENCE BEARING OF S80°25'02"W ALONG THE SOUTH LINE OF TRACT "A".
3. THIS SKETCH IS NOT A SURVEY.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.

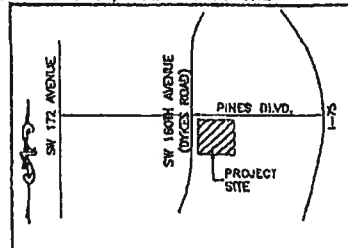
CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS DELINEATED UNDER MY DIRECTION ON SEPTEMBER 30, 2016. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH AND SCHNARS, P.A.
ENGINEERS-PLANNERS-SURVEYORS



BY: DONALD A. SPICER, P.S.M.
FLORIDA REGISTRATION NO. 4877



LOCATION SKETCH
(NOT TO SCALE)

PARCEL A2A Z:\PROJECTS\18220 USFS PEMBROKE PINES\01_TERRAWORLD\SURVEY\CAD\PHASES 18-12-14\18220_01_PARCEL A2A_DESC.DWG

SKETCH OF DESCRIPTION

A PORTION OF TRACT "A",
"UNITED STATES POSTAL SERVICE PLAT"
PLAT BOOK 137, PAGE 18, B.C.R.

CITY OF PEMBROKE PINES, BROWARD COUNTY, FL

DATE 9/30/2016

SCALE AS SHOWN

FIELD BK. N/A

DWG. BY DAS

CHK. BY RKK

REVISIONS

DATE 12/14/16

REVISED PARCEL NAME

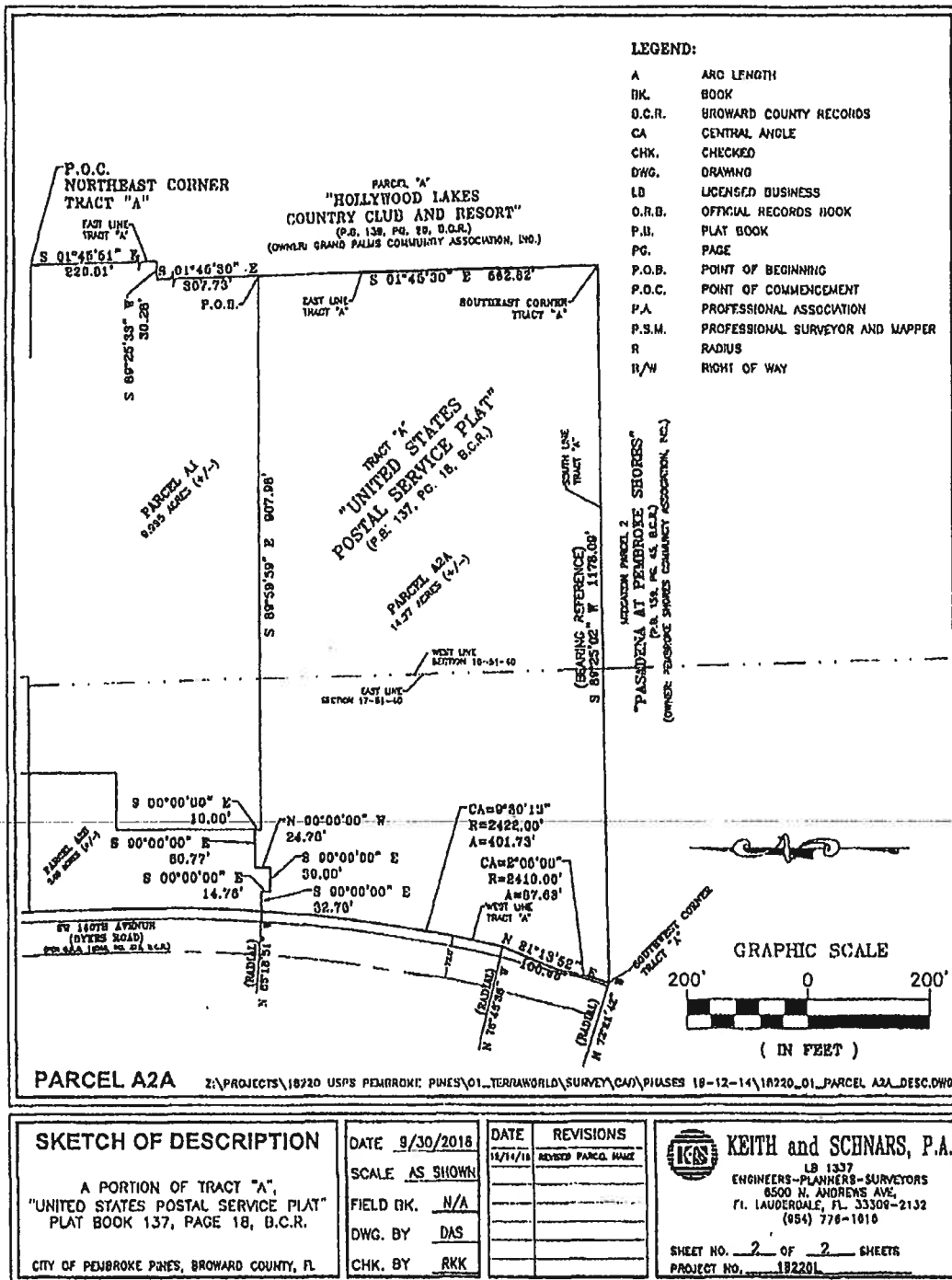


KEITH and SCHNARS, P.A.

LB 1337
ENGINEERS-PLANNERS-SURVEYORS
6800 N. ANDREWS AVE.
FL. LAUDERDALE, FL. 33309-2132
(854) 776-1010

SHEET NO. 1 OF 2 SHEETS

PROJECT NO. 18220L



SUMMARY EXPLANATION AND BACKGROUND:

1. Greenspoon Marder, agent for applicant 16000 Pines Retail Investments LLC, is requesting a plat note change for the United States Postal Service Plat generally located south of Pines Boulevard and east of Dykes Road.
2. The following plat note change is being requested:

CURRENT NOTE:

Parcel A-1 and A-2B (see attached legal description) are restricted to 130,000 square feet of commercial use, Parcel A-1A (see attached legal description) is restricted to 5,000 square feet of commercial use, and Parcel A-2A (see attached legal description) is restricted to 125 detached single family units.

PROPOSED NOTE:

Parcels A-1 and A-2B (see attached legal description) is restricted to 130,000 square feet of commercial use, and Parcel A-1A (see attached legal description) is restricted to 5,000 square feet of commercial use, and Parcel A-2A (see attached legal description) is restricted to 165 townhouse units.

3. The City Commission passed Proposed Ordinance No. 2020-16 on first reading at the November 4, 2020 meeting. Second and final reading of Proposed Ordinance No. 2020-16 is scheduled on tonight's agenda.
4. ~~The proposed plat note is consistent with the Proposed Ordinance 2020-16 as well as the purchase and sale agreement with the purchaser, any changes made by Commission during second and final reading of the ordinance may impact the proposed plat note.~~
5. Administration recommends adoption of proposed resolution 2020-R-48.

FINANCIAL IMPACT DETAIL:

- a) **Initial Cost:** None.
- b) **Amount budgeted for this item in Account No:** City to receive \$12,008,572.38 for this parcel upon successful closing per the approved purchase and sale agreement. Funds will be deposited into the utility fund: Acct # 471-151502
- 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.