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 THE REQUEST) FOR 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 STATES POSTAL UNITED SERVICE PROPERTY; **AUTHORIZING CITY ADMINISTRATION TO TAKE ANY ACTION** NECESSARY TO IMPLEMENT THE INTENT OF 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

Page 1 of 4

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.

SIPLE

CITY OF FEMBROKE PINES, FLORIDA OR FRANK C. ORTIS **AYE** MARLENE GRAHAM, CITY CLERK CASTILLO NAY GOOD AYE SCHWARTZ AYE

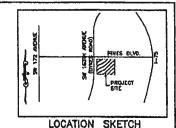
NAY

APPROVED AS TO FORM:

ATTEST:

EXHIBIT A-1

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



LEGAL DESCRIPTION: PARCEL A-1

(HOT TO SCALE) 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 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"59" WEST, 907.98 FEET; THENCE NORTH 00"00"00" WEST, 238.50 FEET; THENCE NORTH 90"00"00" WEST, 238.50 FEET; THENCE NORTH 90"00"00" WEST, 238.50 FEET; THENCE NORTH 90"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 80"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.

CENTIFICATE:

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

MOVEMBER 15, 2018. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION HEETS THE STANDARDS OF PRACTICE

SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA

ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED

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

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

PARCEL A-1

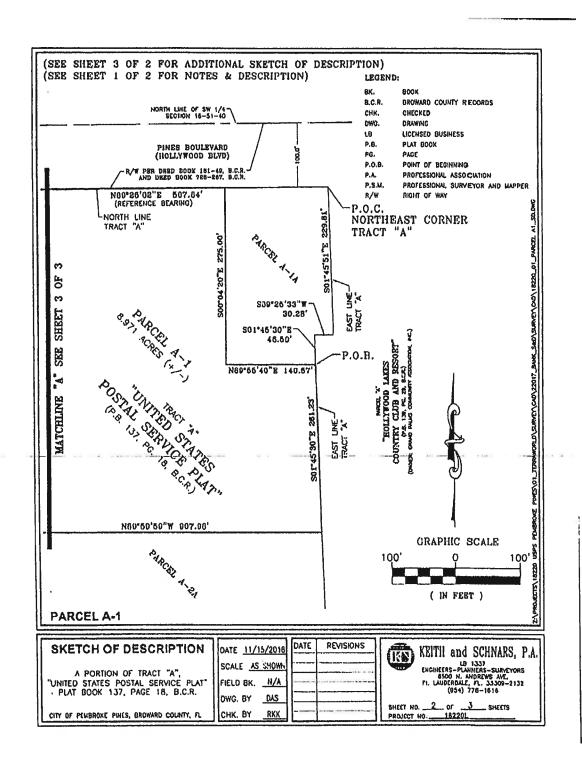
SKETCH OF DESCRIPTION

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 11/15/2018	DATE	REVISIONS
SCALE AS SHOWN		
FIELD BK. N/A	2005-01/00/04	
DWG. BY DAS		
CHK. BY RKK		(*





Page No. 4

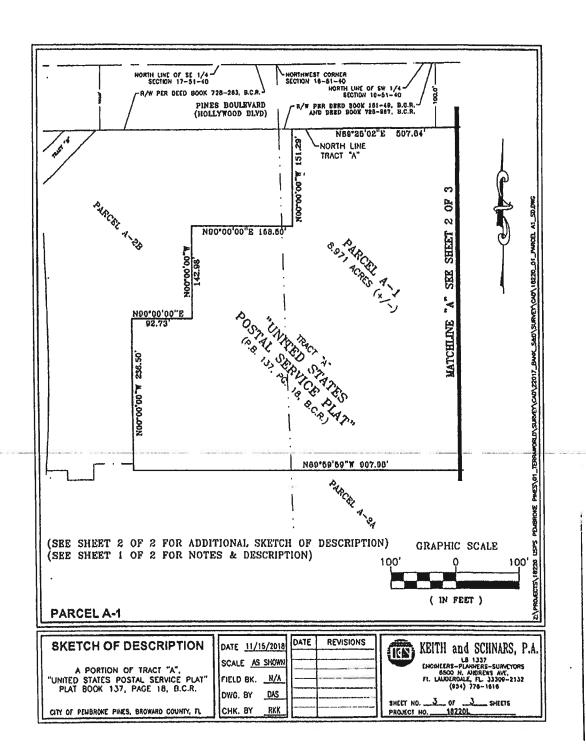


EXHIBIT A-2B

LEGAL DESCRIPTION:

PARCKI, ASB

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

COMMERCING AT THE MORTHMAST CORNER OF SAID TRACT "A", THEASTE SOUTH 86735"02" WEST ALONG THE NORTH LUTE OF SAID TRACT "A", A DISTANCE OF 870.84 FEET TO THE POINT OF BEGINNING THENCE OPPARTING SAID NORTH LINE SOUTH GUTGOTOD" LST, 151.29 FEET, THENCE SOUTH 90700"00" WEST, 159.80 FEET; THENCE SOUTH 90700"00" EAST, 149.80 FEET; THENCE SOUTH 90700"00" WEST, 287.75 FEET THENCE NORTH 90700"00" WEST, 50.77 FEET; THENCE SOUTH 90700"00" EAST, 247.57 FEET; THENCE SOUTH 90700"00" EAST, 247.57 FEET; THENCE NORTH 90700"00" WEST, 257.57 FEET; THENCE NORTH 90700"00" WEST, 257.57 FEET THENCE HORTH 90700"00" WEST, 257.57 FEET THE ALONG THE WEST LINE OF SUITH THENCE HORTH 90700"00" WEST, 257.57 FEET THE ALONG THE WEST LINE OF SUITH SAID OF HORTH 90718"31" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 527'90" TO A POINT OF TANGENCY, THENCE CONTINUE ALONG THE ARCHIT LINE WORTH LINE OF SAID TRACT "A", THENCE ALONG SAID NORTH LINE ON SAID TRACT "A", THENCE ALONG SAID NORTH LINE HORTH SWIAP'SO" EAST, 21.51 FEET TO THE POINT OF DECIMING.

SAO LANUS LYTHE IN THE CITY OF PEMBRONE PINES, BROWAND COUNTY, FLORIUM, CONTAINING 116,868 SQUARE FEET (2.CO ACRES) WORE OR LESS

SURVEY NOTES:

SUBINEY NOTES:

1. NOT VALUE WINGUT THE EXPATURE AND THE ORKINAL RAISED SEA, OF A FLORIDA LICENSED SURVEYOR AND LAPPER.

2. BEARMO'S SHOWN HEREON ARE RELATINE TO THE PLAY OF "UNITED STATES POSTAL SERVICE PLAY", PLAY BOOK 137, PAGE 18, UNIVARID COLMYY RECONDS. REFERENCE BEAUTH OF \$38'26'02'W ALONO THE MOST EASTRALY ASSATH LINE OF TRACT "A".

3. THIS IS NOT A SLAWEY.

4. LANGS SHOWN HEREON WERE NOT ADSTRUCTED FOR ROHIS-OF-WAY, EASCUENTS, DAMLERSHIP, OR OTHER MISTURENTS OF RECORD.

5. THE LAND OFSCRIPTION GHOWN HEREON WAS PREPARED BY THE SUTTYPYOR.

CERTIFICATIN:

I HEREBY CIRTLY INAT THE ATTACHED SACION OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS

DEPICTED TO THE BEST OF MY KNOWLEUGE, BELIEF, AND INFORMATION AS DELINEATED UNDER MY INFECTION ON AUGUST 23, 2016. I FURTHER CERTIFY THAT THIS SKITCH OF DESCRIPTION MEETS THE STAILMANDS OF PRACTICE SELL FORM MY THE FLORIDA DEAMO OF PROPESSIONAL SUMMEYORS AND IMPRIEST HE STAILMENT AT THE RESERVANCE SAMPLYORS AND IMPRIEST HE OWNER ATT, FLORIDA ADMINISTRATIVE CODE, PUNDUMENT TO SECTION 472,027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED

Keth and Scharr, Pa. Engineers—Plantrs—Surveyors

Out Alegan UY: DONALD A SPICER, PIS M. PLONIDA RECISTATION NO. 4677

SKETCH PATE PAG i V LOCATION NOT TO SE 8 Talkam.

PARCEL A2B SYMPTECTAL HOSSING WHIS KNOWN INTO A THREWARD AND THE TRANSPORTED AND THE TRANSPORTED AND THE PARCEL AND THE PARCEL

REVISIONS

100 HER BUEIN

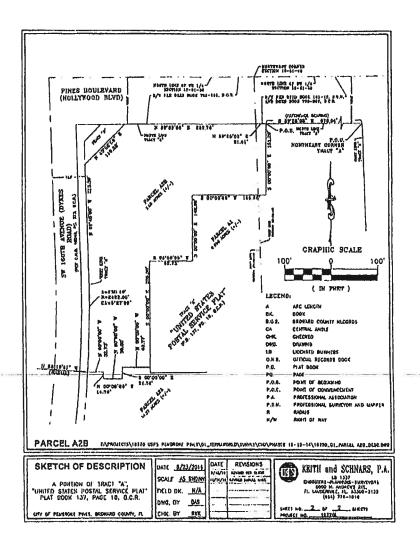
SKETCH OF DESCRIPTION

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

DATE DATE 8/23/2018 SCALE AS SHOWN FIELD IN. _X/A טאס. טר

KEITH and SCHNARS, P.A. ENDMITHS - RUMANINS - SUPPLYCES 6100 H. ANDRINS AT, 11. (PICIPALLY R. 33300 - 3113 (354) 736 - 1016

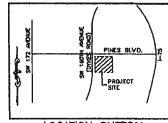
Page No. 6



32513.0005 GM:38940308:1

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, DEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE HORTHEAST 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, J0.28 FEET; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 01'45'30" EAST, 48.80 FEET; THENCE DEPARTING SAID EAST LINE OF TRACT "A" SOUTH 89'65'40" WEST, 140.57 FEET; THENCE NORTH 00'04'20" WEST, 279.00 FEET TO THE NORTH LINE OF SAID TRACT "A"; THENCE ALONG SAID NORTH LINE NORTH 89'25'02" EAST, 182.70 FEET TO THE POINT OF BEGINNING.

SAID 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 SCAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

 1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SCAL 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:

CENTIFICATE:

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 31-17, 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

SKETCH OF DESCRIPTION

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

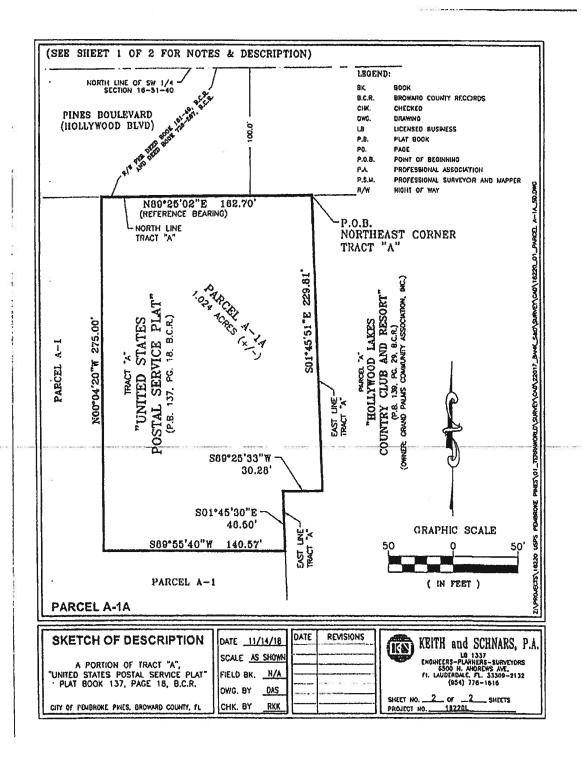
CITY OF PENEROXE PINES, BROWARD COUNTY, FL

DATE 11/14/18	DATE	REVISIONS
SCALE AS SHOWN	*********	
FIELD BK. N/A		
DWG. BY DAS	7,7	
CHK BY RKK		



18 1337 EHGINEERS-PLANNERS-SURVEYORS 8500 H. AHDREWS AVE, 71. LAUDEROALE, FL. 33309-2132 (954) 776-1016

PROJECT NO. 18220L



N SKETCH SQLE)

PINES DINO.

PROJECT

W 160th

ž

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" 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 RADIUL BEARING OF NORTH 72'21'42" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2'05'00" TO A NON-TANGENT LINE; THENCE NORTH 21'13'52" EAST, 100.48 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 SAID SAID CURVE THROUGH A CENTRAL ANGLE OF SAID CURVE THROUGH A CENTRAL ANGLE OF SAID SAID CURVE THROUGH A CENTRAL ANGLE OF SAID SAID CURVE THROUGH A CENTRAL ANGLE OF SAID SAID CURVE THROUGH A C CENTRAL ANGLE OF 9'30'13" TO A NON-TANGENT LINE; THENCE SOUTH 90'00'00" EAST, 32.73 FEET; THENCE SOUTH 90'00'00" EAST, 14.76 FEET; THENCE SOUTH 90'00'00" EAST, 39.00 FEET; THENCE NORTH 00'00'00" WEST, 24.78 FEET; THENCE SOUTH 90'00'00" EAST, 60.77 FEET; THENCE SOUTH 00'00'00" EAST, 10.00 FEET; THENCE SOUTH 89'59'59" 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:

- 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 SB9'25'02"W ALONG THE SOUTH LINE OF TRACT "A".

 THIS SKETCH IS NOT A SURVEY.

 LANDS SHOWN HEREON WERE NOT AUSTRACTED FOR RIGHTS—OF—WAY, EASEMENTS, OWNERSHIP,

 OR OTHER INSTRUMENTS OF RECORD.

 THE LAND DESCRIPTION SHOWN HEREON WAS DESCRIPTED BY THE SUBJECT.

- 5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.

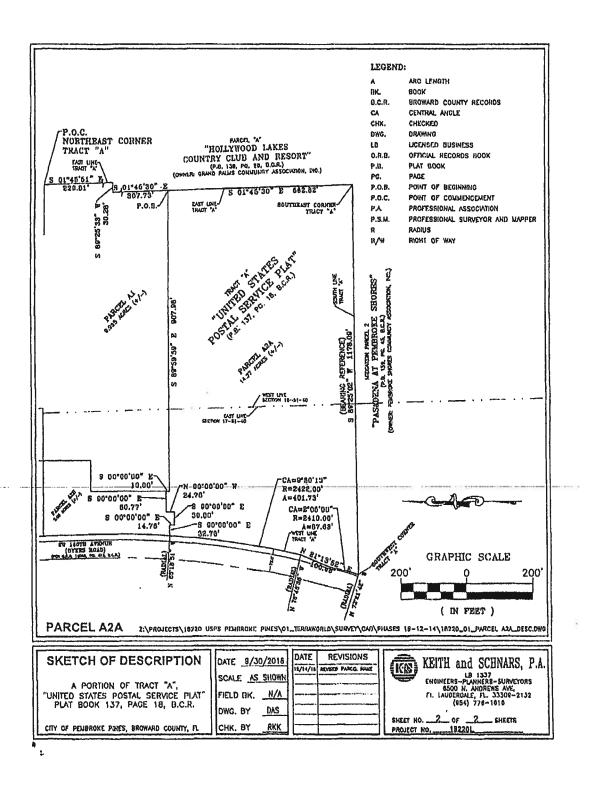
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS
DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS DEUNEATED UNDER MY DIRECTION ON
SEPTEMBER 30, 2016. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF
PRACTICE SET FORTH 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

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

LOCATION (NOT TO SC PARCEL A2A ZI/PROJECTS/18220 USPS PENBROKE PHICS/OT_TERRAWORLD/SURVEY/CAD/PHASES 18-12-14/18220_0T_PARCEL AZA_DESC.DW

DATE REVISIONS KEITH and SCHNARS, P.A. SKETCH OF DESCRIPTION DATE 9/30/2015 12/14/10 ACVISION PARCEL HAVE LB 1337 ENGINEERS-PLANNERS-SURVEYORS \$300 N. ANDREWS AVE, R. LAUGERDALE, FL. 33309-2132 (854) 770-1018 SCALE AS SHOWN A PORTION OF TRACT "A", "UNITED STATES POSTAL SERVICE PLAY" PLAY BOOK 137, PAGE 18, B.C.R. FIELD BK. N/A DAS DWG, BY SHEET NO. 1 OF 2 SHEETS CHK, BY RKK CITY OF PEMBROKE PINES, BROWARD COUNTY, FL





City of Pembroke Pines, FL

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

Agenda Request Form

Agenda Number: 16.

File ID: 2020-R-48

Type: Resolution

Status: Passed

Version: 1

Agenda

In Control: City Commission

Section:

File Created: 11/19/2020

Short Title: Proposed Resolution 2020-R-48: Delegation Request

Final Action: 12/02/2020

(Plat Note) USPS

Title: MOTION TO ADOPT PROPOSED RESOLUTION 2020-R-48

PROPOSED RESOLUTION 2020-R-48 IS 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 OF **PROPERTY GENERALLY** LOCATED SOUTH PINES **AND** OF **DYKES** BOULEVARD EAST ROAD, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN, KNOWN AS THE UNITED STATES SERVICE **POSTAL** PROPERTY: **AUTHORIZING 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: 12/02/2020

Enactment Date: 12/02/2020

Agenda Number: 16.

Enactment Number: 3723

Internal Notes:

Attachments: 1. Proposed Resolution 2020-R-48, 2. Exhibit A - Sketch / Legal Description USPS Plat, 3.

Letter of Request Greenspoon Marder, 4. Recorded USPS Plat, 5. General Parcel Layout USPS

Plat

Indexes:

City Commission

12/02/2020 adopt

Pass

Action Text:

A motion was made by Commissioner Good Jr., seconded by Mayor Ortis, to adopt Proposed

Resolution 2020-R-48. The motion carried by the following vote:

Aye: - 3 Mayor Ortis, Vice Mayor Schwartz, and Commissioner Good Jr.

Nay: - 2 Commissioner Castillo, and Commissioner Siple

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 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.
- 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.