

**PROPOSED RESOLUTION NO. 2021-R-17**

**RESOLUTION NO. 3745**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT (DELEGATION REQUEST) FOR THE PEMBROKE LAKES REGIONAL CENTER PLAT, GENERALLY LOCATED NORTH OF PINES BOULEVARD, EAST OF FLAMINGO ROAD, SOUTH OF JOHNSON STREET, AND WEST OF HIATUS ROAD, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN; AMENDING THE EXISTING PLAT NOTE TO REDUCE THE COMMERCIAL USE TO 1,694,418 SQUARE FEET AND TO ALLOW AN ADDITIONAL 130,000 SQUARE FEET OF MEDICAL OFFICE USE ON TRACT B-1; 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 April 2, 1986, the City Commission approved Resolution 1707, adopting the Pembroke Lakes Regional Center Plat, generally located north of Pines Boulevard, east of Flamingo Road, south of Johnson Street, and west of Hiatus Road, as more particularly described in **Exhibit "A,"** attached hereto and incorporated herein; and,

**WHEREAS**, On June 17, 2015, the City Commission approved a delegation request to restrict this property to its existing plat note allowances; and,

**WHEREAS**, South Broward Hospital District recently acquired approximate 6.8 acres of property located at the northeast corner of Pines Boulevard and Flamingo Road within the boundaries of this plat; and,

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**WHEREAS**, South Broward Hospital District intends to demolish the existing commercial building on this recently acquired site and construct a new Memorial Cancer Institute; and,

**WHEREAS**, South Broward Hospital District is seeking to reduce the commercial use on the plat from 1,755,000 square feet to 1,694,418 square feet and to allow an additional 130,000 square feet of medical office use on Tract B-1; and,

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

THIS PLAT SHALL BE RESTRICTED TO 302 GARDEN APARTMENTS, A 200 ROOM HOTEL, 1,755,000 SQUARE FEET OF COMMERCIAL USE, 575,000 SQUARE FEET OF OFFICE, AND 117,762 SQUARE FEET (50,511 SQUARE FEET EXISTING, 67,251 SQUARE FEET PROPOSED) OF PUBLIC HOSPITAL USES ANCILLARY TO THE ADJACENT HOSPITAL ON A PORTION OF TRACT E.

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

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

THIS PLAT IS RESTRICTED TO 302 GARDEN APARTMENTS, A 200 ROOM HOTEL; 1,694,418 SQUARE FEET OF COMMERCIAL USE; 575,000 SQUARE FEET OF OFFICE; AND 117,762 SQ. FT. (50,511 SQ. FT. EXISTING, 67,251 SQ. FT. PROPOSED) OF PUBLIC HOSPITAL USES ANCILLARY TO THE ADJACENT HOSPITAL ON A PORTION OF TRACT E; AND 130,000 SQUARE FEET OF MEDICAL OFFICE USE ON TRACT B-1

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

**WHEREAS**, a related DRI amendment (PH 2021-01) is also being heard to remove the recently acquired hospital property (Tract B-1) from the Pembroke Regional Center DRI concurrently on tonight's agenda; and,

**WHEREAS**, a related zoning text change application (ZC 2020-05) and map amendment (ZC 2020-07) are being heard concurrently at tonight's meeting. Zoning change application ZC 2020-05 will update the Hospital District (HD) guidelines to create development standards for the subject property as well as update future development plans for the hospital campus in general. Zoning map amendment (ZC 2020-07) will rezone the recently acquired hospital property (Tract B-1) from B-3 (General Business) to HD (Hospital District); and,

**WHEREAS**, the proposed plat note change is consistent with associated zoning change request applications ZC 2020-05 and ZC 2020-07 which are being heard concurrently on tonight's agenda; 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

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herein and attached hereto are hereby incorporated herein.

**Section 2.** The City Commission of the City of Pembroke Pines, Florida, hereby approves the amendment of the Pembroke Lakes Regional Center Plat to reduce the commercial use on the plat from 1,755,000 square feet to 1,694,418 square feet and to allow an additional 130,000 square feet of medial office use on Tract B-1, on the property generally located north of Pines Boulevard, east of Flamingo Road, south of Johnson Street, and west of Hiatus Road, as more particularly described in **Exhibit "A,"**

**Section 3.** The City Commission of the City of Pembroke Pines, Florida, hereby approves the Plat Note Amendment for the Pembroke Lakes Regional Center Plat, an amends the plat note to state as follows:

THIS PLAT IS RESTRICTED TO 302 GARDEN APARTMENTS, A 200 ROOM HOTEL; 1,694,418 SQUARE FEET OF COMMERCIAL USE; 575,000 SQUARE FEET OF OFFICE; AND 117,762 SQ. FT. (50,511 SQ. FT. EXISTING, 67,251 SQ. FT. PROPOSED) OF PUBLIC HOSPITAL USES ANCILLARY TO THE ADJACENT HOSPITAL ON A PORTION OF TRACT E; AND 130,000 SQUARE FEET OF MEDICAL OFFICE USE ON TRACT B-1.

**Section 4.** City Administration is hereby authorized to take any action necessary to implement the intent of this Resolution.

**Section 5.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

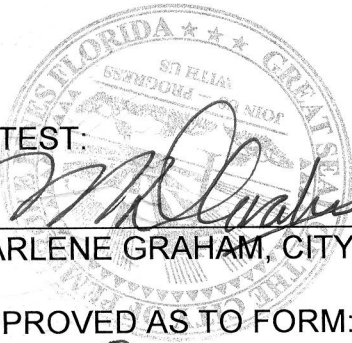
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**Section 6.** If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

**Section 7.** 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 2ND DAY OF JUNE, 2021.**



CITY OF PEMBROKE PINES, FLORIDA

By: [Signature]  
MAYOR FRANK C. ORTIS

ATTEST:

[Signature] 6/10/21  
MARLENE GRAHAM, CITY CLERK

APPROVED AS TO FORM:

[Signature] 6-10-2021  
OFFICE OF THE CITY ATTORNEY

ORTIS	<u>AYE</u>
CASTILLO	<u>AYE</u>
GOOD	<u>AYE</u>
SCHWARTZ	<u>AYE</u>
SIPLE	<u>AYE</u>

AMENDED 29547/1956

AMENDED 31366/1214

SEE CRK 16021 FOR ERROR INFO

PLAT BOOK 127 PAGE 56

# PEMBROKE LAKES REGIONAL CENTER

A REPLAT OF A PORTION OF TRACTS 1 THROUGH 32 IN THE NORTH 1/2 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 40 EAST, "EVERGLADES SUGAR & LAND CO, SUBDIVISION" (PG. 2, PG. 39, DADE CO), CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA. SHEET 1 OF 5

### LEGAL DESCRIPTION:

A REPLAT OF A PORTION OF TRACTS 1 THROUGH 32 IN THE NORTH 1/2 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 40 EAST, "EVERGLADES SUGAR & LAND CO, SUBDIVISION" AS RECORDED IN PLAT BOOK 2 AT PAGE 90 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE S.02°12'11"W, ALONG THE WEST LINE OF THE NORTH 1/2 OF SAID SECTION 13, FOR 53.02 FEET; THENCE S.88°10'42"E, ALONG A LINE 55.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 13, FOR 100.03 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND (SAID POINT OF BEGINNING ALSO BEING ON THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF INDIAN STREET WITH THE EASTERLY RIGHT-OF-WAY LINE OF FLAMINGO ROAD); THENCE CONTINUE S.88°10'42"E, ALONG THE LAST DESCRIBED COURSE, FOR 188.02 FEET TO A POINT OF CURVATURE; THENCE EASTERLY AND SOUTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1465.00 FEET AND A CENTRAL ANGLE OF 215°35'27" FOR AN ARC DISTANCE OF 544.52 FEET TO A POINT OF TANGENCY; THENCE S.60°36'15"E, FOR 132.75 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, EASTERLY AND NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 2208.00 FEET AND A CENTRAL ANGLE OF 58°45'00" FOR AN ARC DISTANCE OF 307.96 FEET TO A POINT OF TANGENCY; THENCE N.50°30'45"E, FOR 210.22 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY AND EASTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1577.00 FEET AND A CENTRAL ANGLE OF 58°45'00" FOR AN ARC DISTANCE OF 285.10 FEET TO A POINT OF TANGENCY; THENCE S.88°10'42"E, ALONG A LINE 108.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 13, FOR 108.42 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HIATUS ROAD (THE LAST DESCRIBED SEVEN COURSES BEING CONSIDERED WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HOLLYWOOD BOULEVARD); THENCE S.02°00'00"W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID HIATUS ROAD, BEING 58.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTH 1/2 OF SAID SECTION 13, FOR 243.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD, BEING 100.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 13, FOR 519.88 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID FLAMINGO ROAD; THENCE N.02°12'11"W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HOLLYWOOD BOULEVARD, BEING 100.00 FEET WEST OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 13, FOR 800.10 FEET; THENCE S.88°10'42"E, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 13, FOR 106.45 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 464.00 FEET AND A CENTRAL ANGLE OF 57°10'30" FOR AN ARC DISTANCE OF 414.44 FEET TO A POINT ON SAID CURVE; THENCE N.36°50'30"W, RADIAL TO THE LAST DESCRIBED CURVE, FOR 47.57 FEET; THENCE N.60°36'15"W, FOR 47.50 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1145.00 FEET AND A CENTRAL ANGLE OF 215°35'27" FOR AN ARC DISTANCE OF 434.7 FEET TO A POINT OF TANGENCY; THENCE N.88°10'42"W, FOR 100.88 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID FLAMINGO ROAD, THENCE NORTHWESTERLY, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID FLAMINGO ROAD, BEING 100.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTH 1/2 OF SAID SECTION 13, FOR 300.10 FEET TO THE POINT OF BEGINNING. ALL LINES AND BEINGS IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING 217.474 ACRES, MORE OR LESS.

### DEDICATION:

**KNOW ALL MEN BY THESE PRESENTS:** THAT PEMBROKE LAKES REGIONAL CENTER ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, HAS CAUSED TO BE MADE THE ATTACHED PLAT OF "PEMBROKE LAKES REGIONAL CENTER," A REPLAT.

THAT THE DEDICATIONS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.

THAT THE EASEMENTS AS SHOWN AND IDENTIFIED HEREON AS UTILITY EASEMENTS ARE HEREBY DEDICATED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SHALL BE KEPT FREE OF PERMANENT OBSTRUCTIONS.

### RESTRICTIONS:

THIS PLAT SHALL BE RESTRICTED TO GOZ GARDED APARTMENTS, 200 ROOM HOTEL, 1,755,000 SQ FT COMMERCIAL, AND 575,000 SQ FT OFFICE. ALL USES TO BE CONSISTENT WITH THE CERTIFIED LAND USE PLAN.

**IN WITNESS WHEREOF:** PEMBROKE LAKES REGIONAL CENTER ASSOCIATES, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS GENERAL PARTNERS, THIS 17th DAY OF April, A.D. 1982.

**PEMBROKE LAKES REGIONAL CENTER ASSOCIATES, LTD.**  
 WITNESS: Leonard Miller AS TO BOTH  
 GENERAL PARTNER  
Leonard Miller  
 LEONARD MILLER

WITNESS: Alvin Cassel AS TO BOTH  
 GENERAL PARTNER  
Alvin Cassel  
 ALVIN CASSEL

### ACKNOWLEDGMENT:

**STATE OF FLORIDA COUNTY OF BROWARD SS. I HEREBY CERTIFY:** THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, LEONARD MILLER AND ALVIN CASSEL, AS GENERAL PARTNERS OF PEMBROKE LAKES REGIONAL CENTER ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA. TO ME WELL KNOWN TO BE THE PERSONS HEREBY DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT, AS SUCH OFFICERS, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

**WITNESS:** MY HAND AND OFFICIAL SEAL, THIS 17th DAY OF April, A.D. 1982. MY COMMISSION EXPIRES: 7-1-82

NOTARY PUBLIC STATE OF FLORIDA  
 IN AND FOR THE COUNTY OF BROWARD  
 SIGNED THIS 17th DAY OF APRIL, 1982

NOTARY PUBLIC STATE OF FLORIDA, AT LARGE.

THIS PLAT HAS BEEN AMENDED:

SEE O.R. BOOK 2217, PG. 878

### MORTGAGE:

**KNOW ALL MEN BY THESE PRESENTS:** THAT PEMBROKE LAKES, LTD., A FLORIDA LIMITED PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED JULY 7, 1955 IN OFFICIAL RECORDS BOOK 12592, AT PAGE 766 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOIN IN THE ABOVE DEDICATIONS.

**IN WITNESS WHEREOF:** PEMBROKE LAKES, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS GENERAL PARTNER, THIS 17th DAY OF February, A.D. 1982.

**PASADENA HOMES, INC., AS GENERAL PARTNER.**  
 WITNESS: Adolph J. Berger AS TO BOTH  
 PRESIDENT  
Adolph J. Berger  
 ADOLPH J. BERGER  
 WITNESS: Leonard Miller AS TO BOTH  
 SECRETARY  
Leonard Miller  
 LEONARD MILLER

### ACKNOWLEDGMENT:

**STATE OF FLORIDA COUNTY OF BROWARD SS. I HEREBY CERTIFY:** THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, ADOLPH J. BERGER AND LEONARD MILLER, PRESIDENT AND SECRETARY RESPECTIVELY OF PASADENA HOMES, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF PEMBROKE LAKES, LTD., A FLORIDA LIMITED PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA. TO ME WELL KNOWN TO BE THE PERSONS HEREBY DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT, AS SUCH OFFICERS, FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT THE SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

**WITNESS:** MY HAND AND OFFICIAL SEAL, THIS 17th DAY OF February, A.D. 1982. MY COMMISSION EXPIRES: 7-1-82

NOTARY PUBLIC STATE OF FLORIDA  
 IN AND FOR THE COUNTY OF BROWARD  
 SIGNED THIS 17th DAY OF FEBRUARY, 1982

NOTARY PUBLIC STATE OF FLORIDA, AT LARGE.

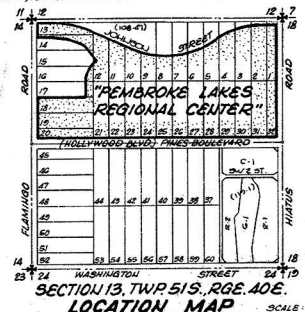
### SURVEYOR'S CERTIFICATE:

**I WE HEREBY CERTIFY:** THAT THE ATTACHED PLAT OF "PEMBROKE LAKES REGIONAL CENTER" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREON, AS RECEIVED SURVEYED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, ALSO THAT THE PERMANENT REFERENCE MONUMENTS WERE SET IN ACCORDANCE WITH SECTION 177(2)(b) OF CHAPTER 177, FLORIDA STATUTES, A.D. 1971 AND THAT THE PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE (1) YEAR OF THE DATE OF RECORDING OF THIS PLAT. THE SURVEY DATA SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177(PART 1), FLORIDA STATUTES AND THAT THE BEACH MARKS SHOWN HEREON WERE ESTABLISHED IN CONFORMITY WITH STANDARDS ADOPTED BY THE U.S. FOR THIRD ORDER WORK. REFER TO U.G.V. SEE SURVEYORS NOTES.

**SCHWEBKE-SHISKIN ASSOCIATES, INC.**  
 DATE: MAY 17th 1982 BY: James F. Shiskin SECRETARY-TREASURER  
 PROFESSIONAL LAND SURVEYOR, 11115 STATES OF FLORIDA.

### SURVEYOR'S NOTES:

- PERM DENOTES PERMANENT REFERENCE MONUMENT.
- P.C.P. DENOTES PERMANENT CONTROL POINT.
- BEACH MARKS SHOWN, RELATE TO U.G.V. DATUM AND ORIGINATE FROM THE SYSTEM OF BEACH MARKS BY BROWARD COUNTY.
- STATE PLANE COORDINATES ARE BASED ON THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 40 EAST, AS SHOWN ON CRAVEN THOMPSON ASSOCIATES, INC. RESURVEY AS RECORDED IN PLAT BOOK C, PAGE 4, SHEET 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- BEARINGS SHOWN ARE BASED ON AN ASSUMED MERIDIAN.
- BEARINGS SHOWN IN PARENTSISIS ARE STATE PLANE BEARINGS AND ARE BASED ON THE NORTH LINE OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 40 EAST OF THE SAID CRAVEN THOMPSON ASSOCIATES, INC. RESURVEY.
- S.P. DENOTES STATE PLANE.



### APPROVALS:

**CITY OF PEMBROKE PINES:**  
 THIS PLAT WAS APPROVED BY THE COUNCIL OF THE CITY OF PEMBROKE PINES, FLORIDA, IN AND BY RESOLUTION ADOPTED, THIS 1st DAY OF April, A.D. 1982.

ATTEST: Charles J. Dwyer CITY CLERK. BY: Charles J. Dwyer MAYOR.

**CITY BUILDING AND ZONING DEPARTMENT:**  
 THIS PLAT WAS APPROVED BY THE CITY OF PEMBROKE PINES, FLORIDA, BUILDING AND ZONING DEPARTMENT, THIS 8th DAY OF April, A.D. 1982.

BY: John J. Stroh CITY ENGINEER.

**CITY PLANNING AND ZONING BOARD:**  
 THIS PLAT WAS APPROVED AND ACCEPTED BY THE PLANNING AND ZONING BOARD OF THE CITY OF PEMBROKE PINES, FLORIDA, THIS 11th DAY OF October, A.D. 1984.

BY: Joe Bellas CHAIRMAN.

**BROWARD COUNTY PLANNING COUNCIL:**  
 THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL, APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS BY RESOLUTION ADOPTED THIS 27th DAY OF December, A.D. 1982.

BY: John Stover 7/1/81

**BROWARD COUNTY ENGINEERING DIVISION:**  
 THIS PLAT WAS APPROVED AND ACCEPTED FOR RECORD.

BY: Robert J. Thompson DIRECTOR OF ENGINEERING  
 ROBERT J. THOMPSON  
 COUNTY SURVEYOR, P.L.S. 117 3820  
 P.E. 1172500 STATE OF FLORIDA  
 DATE: 7-14-82

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:**  
 THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND HAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 24th DAY OF June, A.D. 1982.

ATTEST: F.T. JOHNSON, COUNTY ADMINISTRATOR.

BY: Charles J. Dwyer DEPUTY. BY: Howard P. McKim CHAIRMAN - COUNTY COMMISSION.

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION:**  
 THIS INSTRUMENT WAS FILED FOR RECORD, THIS 15th DAY OF July, A.D. 1982; AND RECORDED IN PLAT BOOK 127 AT PAGE 570 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ATTEST: F.T. JOHNSON, COUNTY ADMINISTRATOR. BY: Charles C. Doyle DEPUTY.

**HOLLYWOOD RECLAMATION DISTRICT:**  
 THIS PLAT OF "PEMBROKE LAKES REGIONAL CENTER," A REPLAT, IS HEREBY APPROVED THIS 27th DAY OF February, A.D. 1982.

BY: Michael H. Dineen SUPERVISOR.

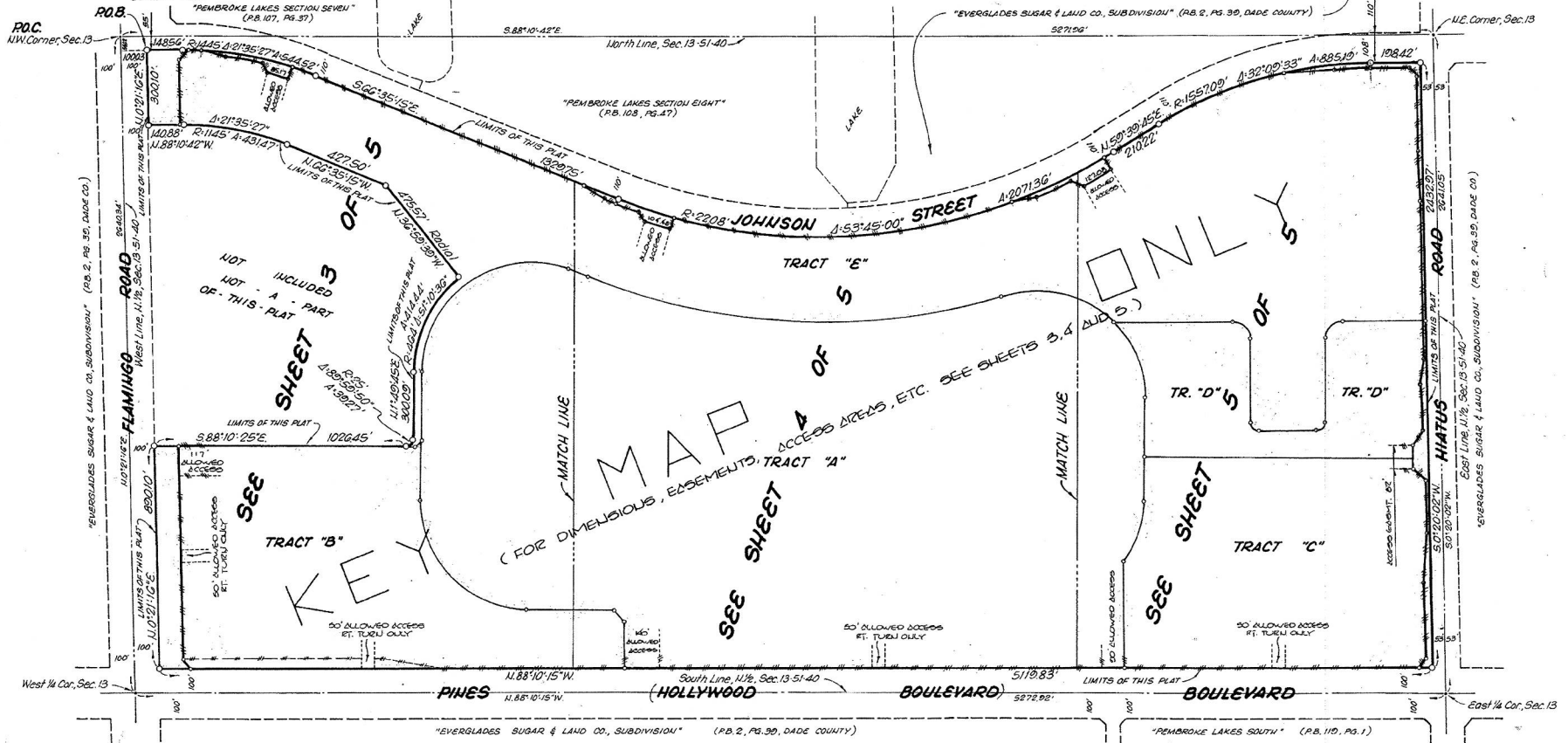
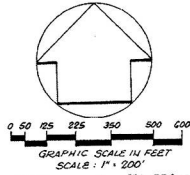
BY: Michael H. Dineen SUPERVISOR.

PREPARED BY:  
**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**

LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS SOILS  
 1800 NORTHWEST SECOND AVENUE MIAMI, FLORIDA 33120  
 ORDER NO 181774 SCALE: 1"=100' NOVEMBER 22, 1985.

# PEMBROKE LAKES REGIONAL CENTER

A REPLAT OF A PORTION OF TRACTS 1 THROUGH 32 IN THE NORTH 1/2 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 40 EAST,  
"EVERGLADES SUGAR & LAND CO., SUBDIVISION" (P.B. 2, PG. 39, DADE CO.), CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.  
SHEET 2 OF 5



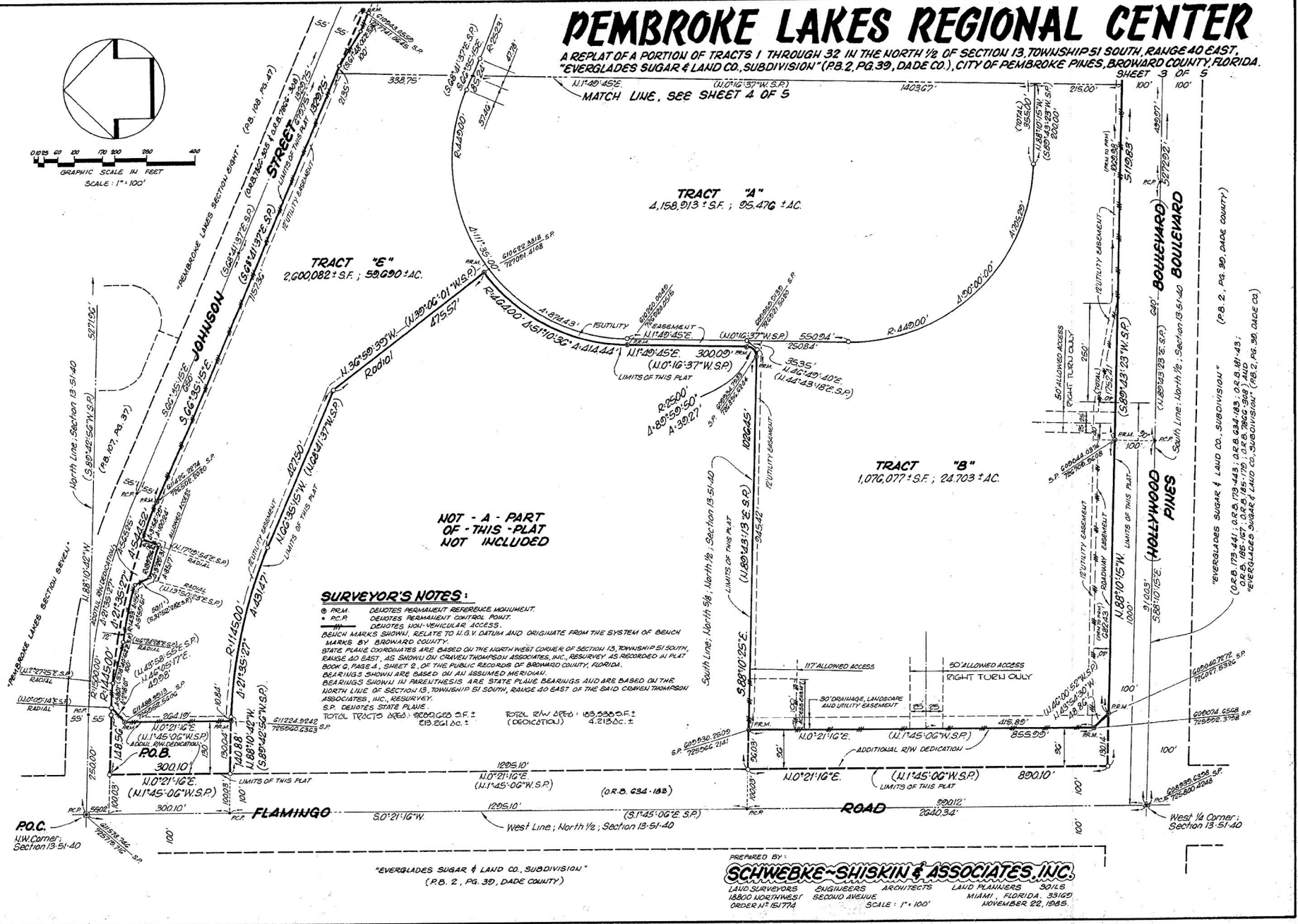
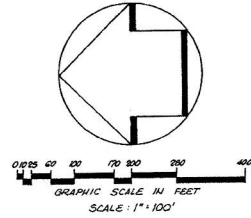
## KEY MAP

PREPARED BY:  
**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS SOILS  
1800 NORTHWEST SECOND AVENUE MIAMI, FLORIDA, 33129  
ORDER NO. 151774 SCALE: 1" = 200' NOVEMBER 22, 1986.

# PEMBROKE LAKES REGIONAL CENTER

A REPLAT OF A PORTION OF TRACTS 1 THROUGH 32 IN THE NORTH 1/2 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 40 EAST, "EVERGLADES SUGAR & LAND CO. SUBDIVISION" (P.B. 2, PG. 39, DADE CO.), CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

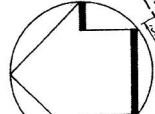
SHEET 3 OF 5





# PEMBROKE LAKES REGIONAL CENTER

A REPLAT OF A PORTION OF TRACTS 1 THROUGH 32 IN THE NORTH 1/2 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 40 EAST, "EVERGLADES SUGAR & LAND CO. SUBDIVISION" (PG. 2, PG. 39, DADE CO.), CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.  
SHEET 4 OF 5



GRAPHIC SCALE IN FEET  
SCALE: 1" = 100'

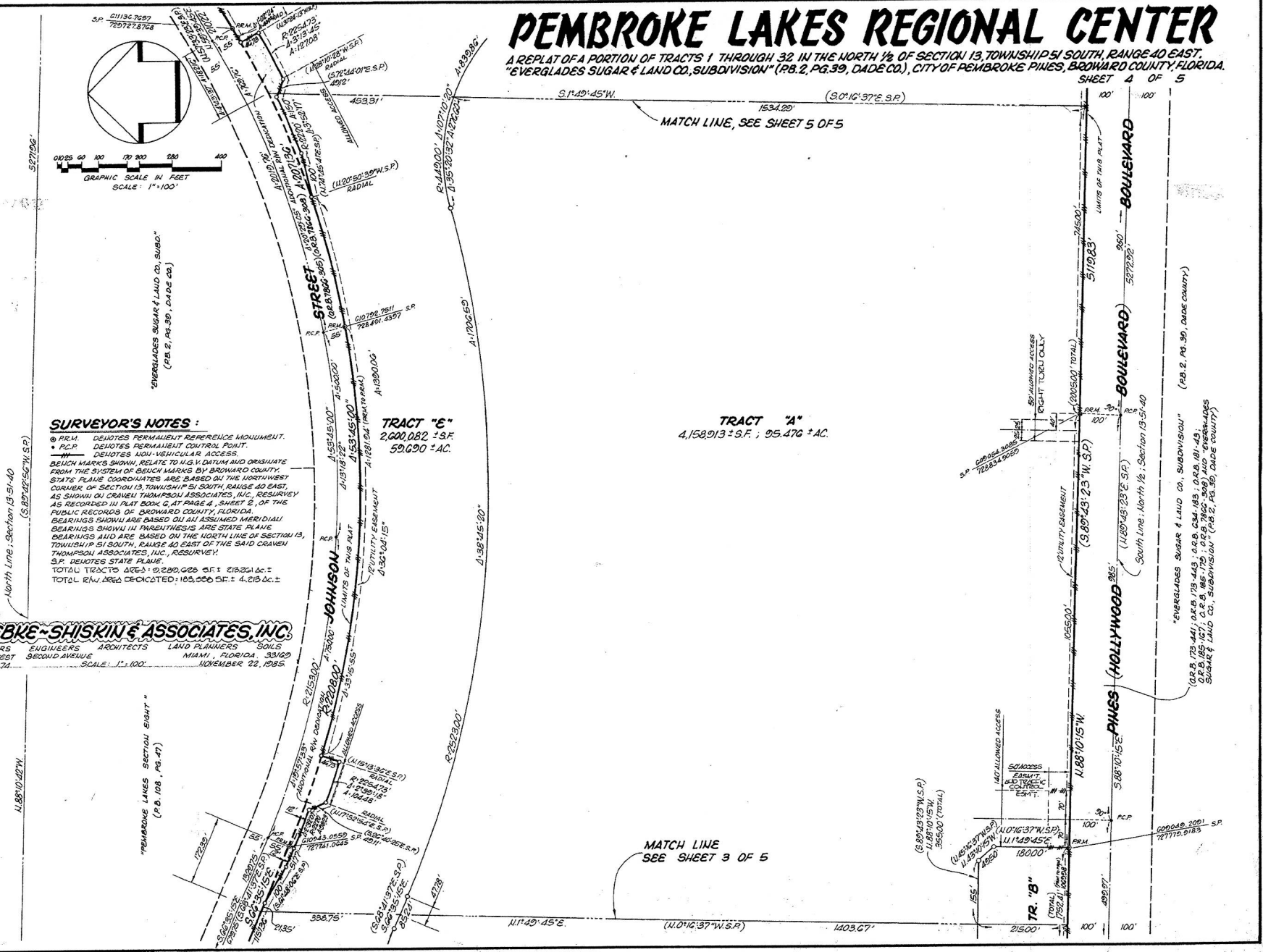
**SURVEYOR'S NOTES:**

• P.M. DENOTES PERMANENT REFERENCE MONUMENT.  
• P.C.P. DENOTES PERMANENT CONTROL POINT.  
--- DENOTES HIGH-VISIBILITY ACCESS.  
BENCH MARKS SHOWN, RELATE TO U.S.V. DATUM AND ORIGINATE FROM THE SYSTEM OF BENCH MARKS BY BROWARD COUNTY. STATE PLANE COORDINATES ARE BASED ON THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 40 EAST, AS SHOWN ON CRAVEN THOMPSON ASSOCIATES, INC. RESURVEY AS RECORDED IN PLAT BOOK 6, AT PAGE 4, SHEET 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEARINGS SHOWN ARE BASED ON AN ASSUMED MERIDIAN. BEARINGS SHOWN IN PARENTHESES ARE STATE PLANE BEARINGS AND ARE BASED ON THE NORTH LINE OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 40 EAST OF THE SAID CRAVEN THOMPSON ASSOCIATES, INC. RESURVEY. S.P. DENOTES STATE PLANE. TOTAL TRACT AREA: 2,600,082 ± S.F. ± 4.213 AC. ± TOTAL RW AREA DEDICATED: 183,556 S.F. ± 4.213 AC. ±

PREPARED BY:  
**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS SOILS  
13800 NORTHWEST SECOND AVENUE MIAMI, FLORIDA 33169  
ORDER NO. 1517174 SCALE: 1" = 100' NOVEMBER 22, 1985

**TRACT "E"**  
2,600,082 ± S.F.  
59,690 ± AC.

**TRACT "A"**  
4,158,913 ± S.F. ; 95.476 ± AC.



North Line - Section 13-51-40  
(S. 87° 21' 54" W. S.P.)

"PEMBROKE LAKES SECTION EIGHT"  
(P.B. 108, PG. 47)

MATCH LINE  
SEE SHEET 3 OF 5

MATCH LINE, SEE SHEET 5 OF 5

BOULEVARD  
LIMITS OF THIS PLAT

PINES (HOLLYWOOD PINES)  
South Line - North 1/2 - Section 13-51-40

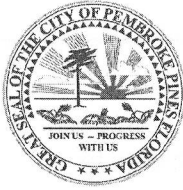
"EVERGLADES SUGAR & LAND CO. SUBDIVISION"  
(PG. 2, PG. 39, DADE COUNTY)  
(P.B. 173-441; P.B. 173-443; P.B. 634-183; P.B. 91-143;  
P.B. 115-107; P.B. 8, 185-179; P.B. 742-308) AND "EVERGLADES  
SUGAR & LAND CO. SUBDIVISION" (PG. 2, PG. 39, DADE COUNTY)

ADMITTED ACCESS  
EAST-WEST TRAFFIC ONLY

ADMITTED ACCESS  
EAST-WEST TRAFFIC ONLY

ADMITTED ACCESS  
EAST-WEST TRAFFIC ONLY





# City of Pembroke Pines, FL

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

## Agenda Request Form

**Agenda Number: 15.**

**File ID:** 2021-R-17

**Type:** Resolution

**Status:** Passed

**Version:** 1

**Agenda  
Section:**

**In Control:** City Commission

**File Created:** 05/04/2021

**Short Title:** Pembroke Lakes Regional Center Plat

**Final Action:** 06/02/2021

**Title:** MOTION TO ADOPT PROPOSED RESOLUTION 2021-R-17.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT (DELEGATION REQUEST) FOR THE PEMBROKE LAKES REGIONAL CENTER PLAT, GENERALLY LOCATED NORTH OF PINES BOULEVARD, EAST OF FLAMINGO ROAD, SOUTH OF JOHNSON STREET, AND WEST OF HIATUS ROAD, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN; AMENDING THE EXISTING PLAT NOTE TO REDUCE THE COMMERCIAL USE TO 1,694,418 SQUARE FEET AND TO ALLOW AN ADDITIONAL 130,000 SQUARE FEET OF MEDICAL OFFICE USE ON TRACT B-1; 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:** 06/02/2021

**Enactment Date:** 06/02/2021

**Agenda Number:** 15.

**Enactment Number:** 3745

**Internal Notes:**

**Attachments:** 1. Proposed Resolution 2021-R-17, 2. Exhibit A - Pembroke Lakes Regional Center Plat, 3. Survey- Tract B-1

**Indexes:**

1 City Commission 06/02/2021 adopt

Pass

**Action Text:** A motion was made by Commissioner Siple, seconded by Commissioner Castillo, to adopt Proposed Resolution 2021-R-17. The motion carried by the following vote:

Aye: - 5 Mayor Ortis, Vice Mayor Good Jr., Commissioner Schwartz,  
Commissioner Castillo, and Commissioner Siple

Nay: - 0

**SUMMARY EXPLANATION AND BACKGROUND:**

1. Hope Calhoun, agent for South Broward Hospital District, is requesting a plat note change to the Pembroke Lakes Regional Center plat, generally located north of Pines Boulevard, east of Flamingo Road, south of Johnson Street, and west of Hiatus Road.

2. The applicant requests the following change to the plat note:

**CURRENT NOTE**

This plat shall be restricted to 302 Garden Apartments, a 200 room hotel, 1,755,000 square feet of commercial use, 575,000 square feet of office, and 117,762 square feet (50,511 square feet existing, 67,251 square feet proposed) of public hospital uses ancillary to the adjacent hospital on a portion of Tract E.

**PROPOSED NOTE**

This plat is restricted to 302 Garden Apartments, 200 room hotel; 1,694,418 square feet of commercial use; 575,000 square feet of office; and 117,762 sq. ft. (50,511 sq. ft. existing, 67,251 sq. ft. proposed) of public hospital uses ancillary to the adjacent hospital on a portion of tract E; and 130,000 square feet of medical office use on Tract B-1.

3. Tract B-1 will consist of the +-6.8 acre parcel (formerly housed Petco/Toys R' Us) at the northeast corner of Pines Boulevard and Flamingo Road which was recently acquired by the hospital. The applicant is contemplating the demolition of the existing commercial building and the construction of the Memorial Hospital Cancer Institute on Tract B-1.

4. A related zoning text change application (ZC 2020-05) and map amendment (ZC 2020-07) are being heard concurrently at tonight's meeting. Zoning change application (ZC 2020-05) will update the Hospital District (HD) guidelines to create development standards for the subject property as well as update future development plans for the hospital campus in general. Zoning map amendment (ZC 2020-07) will rezone the +-6.8 acre property on this plat from B-3 (General Business) to HD (Hospital District).

5. A related Development of Regional Impact (DRI) amendment application (PH 2021-01) has been scheduled to also be heard concurrently at tonight's meeting on second reading. That application contemplates the removal of the new hospital parcel from the Pembroke Lakes Regional Center DRI.

6. The proposed plat note change is necessary in order for the applicant to continue through the development process as contemplated.

7. A related site plan application (SP 2020-11) for the Memorial Hospital Cancer Institute will be heard by the City Commission at a later date.

8. Recommend adopting proposed Resolution 2021-R-17.

**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.