

**PROPOSED RESOLUTION NO. 2023-R-06**

**RESOLUTION NO. 3816**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT (DELEGATION REQUEST) FOR THE SOUTH BROWARD HOSPITAL DISTRICT ANCILLARY FACILITY PLAT FOR THE APPROXIMATE 19.6 ACRE PARCEL OF PROPERTY GENERALLY LOCATED EAST OF DOUGLAS ROAD, BETWEEN WASHINGTON STREET AND SOUTHWEST 5 STREET, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR 141,000 SQUARE FEET OF HOSPITAL USE AND A 240 BED NURSING HOME FACILITY WHICH MUST BE OWNED AND OPERATED BY A GOVERNMENTAL ENTITY FOR PUBLIC PURPOSES; 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 June 17, 1987, the City Commission approved Resolution 1799, adopting the approximate the South Broward Hospital District Ancillary Facility Plat which restricted the appropriate 19.6 acre parcel of property generally located east of Douglas Road, between Washington Street and Southwest 5th Street, as more particularly described in **Exhibit "A"**; and;

**WHEREAS,** On August 15, 2007, the City Commission authorized the proper city officials to provide a letter of no objection for a delegation request for the South Broward Hospital District Ancillary Facility Plat to accommodate the development of a Hospital IT data center on site; and;

**WHEREAS,** the Applicant, Memorial Hospital, is requesting a Plat Note Amendment to increase its hospital use to 141,000 square feet and remove other use limitations; and,

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

THIS PLAT IS RESTRICTED TO 45,000 SQUARE FEET OF HOSPITAL MATERIAL MANAGEMENT AND DISTRIBUTION CENTER, 15,000 SQUARE FEET OF EXISTING HOSPITAL USE, 24,000 SQUARE FEET OF ANCILLARY HOSPITAL OFFICE USE AND A 240 BED NURSING HOME FACILITY WHICH MUST BE OWNED AND OPERATED BY A GOVERNMENTAL ENTITY FOR PUBLIC PURPOSES.

**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 141,000 SQUARE FEET OF HOSPITAL USE AND A 240 BED NURSING HOME FACILITY WHICH MUST BE OWNED AND OPERATED BY A GOVERNMENTAL ENTITY FOR PUBLIC PURPOSES.

**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 for the South Broward Hospital

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District Ancillary Facility Plat, an approximate 19.6 acre parcel of property generally located east of Douglas Road, between Washington Street and Southwest 5 Street, as more particularly described in **Exhibit "A,"** and amends the plat note to state:

THIS PLAT IS RESTRICTED TO 141,000 SQUARE FEET OF HOSPITAL USE AND A 240 BED NURSING HOME FACILITY WHICH MUST BE OWNED AND OPERATED BY A GOVERNMENTAL ENTITY FOR PUBLIC PURPOSES.

**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.

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

**(REMAINDER INTENTIONALLY LEFT BLANK)**

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PASSED AND ADOPTED BY THE CITY COMMISSION OF THE  
CITY OF PEMBROKE PINES, FLORIDA, THIS 4th DAY OF  
APRIL, 2023.

CITY OF PEMBROKE PINES, FLORIDA

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

MAYOR FRANK C. ORTIS

ATTEST:

 4/5/23

MARLENE GRAHAM, CITY CLERK

ORTIS \_\_\_\_\_ AYE

CASTILLO \_\_\_\_\_ AYE

GOOD \_\_\_\_\_ AYE

SCHWARTZ \_\_\_\_\_ AYE

APPROVED AS TO FORM:

SIPLE \_\_\_\_\_ AYE

  
OFFICE OF THE CITY ATTORNEY