



## Legislation Text

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**File #:** 2018-01, **Version:** 2

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MOTION TO ADOPT PROPOSED ORDINANCE NO. 2018-01 ON SECOND AND FINAL READING.

PROPOSED ORDINANCE NO. 2018-01 IS AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, MODIFYING THE PLANNED COMMERCIAL DISTRICT ("PCD") FOR PEMBROKE POINTE PREVIOUSLY ADOPTED BY THE CITY COMMISSION ON JUNE 6, 2007, PURSUANT TO ORDINANCE NO. 1584, AND AS AMENDED BY ORDINANCE NO. 1626, ADOPTED ON DECEMBER 17, 2008; PROVIDING FOR A TEXT AMENDMENT TO THE DESIGN GUIDELINES IN THE PCD FOR THE APPROXIMATELY 36-ACRE SITE GENERALLY LOCATED ON THE EAST SIDE OF I-75, BETWEEN PINES BOULEVARD AND PEMBROKE ROAD, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"); PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

1. Greenspoon Marder, agent for the owner, is requesting approval to modify the design guidelines to the Pembroke Pointe Planned Commercial District (PCD) Business) for the approximate 36-acre parcel located on the east side of I-75, between Pines Boulevard and Pembroke Road.
2. Duke Realty received City Commission approval for the latest amendment to the design guidelines and associated site plan for the Pembroke Pointe property in 2008. The original plan contemplated the construction of four, four story office buildings. To date, only one of those buildings was built with associated signage, parking, and traffic circulation. Duke has since sold the southern portion (+-25 acres) to the TPA Group who is intending to build offices of a different design.
3. The applicant contemplates to amend the PCD guidelines in order to build two three story office buildings with courtyard and amenity building. The applicant proposes to amend only a portion of the guidelines and has been working with staff to retain continuity with the Duke building.
4. The following general design guideline changes are proposed as part of this application.
  - Page 1-1, 2-1, 3-1 - Revised description of project to reflect proposed building types and property delineations.
  - Page 3-2, 6-3 - Parking space criteria removed as the parking size and parking landscape criteria as those criteria are now in line with the City's most recent parking updates to City Code.
  - Page 3-3 - Approved private shuttle commitment to and from Shops at Pembroke Gardens will be delivered when building C is 50% occupied.
  - Page 4-1, 4-2 - Temporary signage has been reduced and due to the reduction of the number of buildings proposed within the PCD. Minor changes to sign criteria to acknowledge additional building ownership (other than Duke). Accessory buildings (clubhouse) shall be

permitted up to one sign per elevation at 40 square feet each sign.

- Page 6-1 - Applicant wishes to incorporate certain landscape materials which drop fronds (Ex. Royal Palms).
- All exhibits have been updated to reflect the revised conceptual site plan, new building elevations with signs, and new LED lighting fixtures being introduced to the site.

5. The Planning and Zoning Board at its December 14, 2017 meeting voted to transmit this application to the City Commission with a favorable recommendation.

6. The City Commission at its January 17, 2018 passed this item on first reading.

7. A related site plan application (SP 2017-19 - The Edison) is being heard concurrently at tonight's meeting on regular agenda. The site plan is compliant with the amended design guidelines contemplated within this application.

- 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.