

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members Aloy, D Gonzalez, and Labate

NAY: None

Motion Passed

NEW BUSINESS:

NON-QUASI-JUDICIAL SITE PLAN ITEMS / RELATED MISCELLANEOUS ITEMS:

6. **SP2025-0007, Shops at Pembroke Gardens Residential**, generally located on the south side of Pines Boulevard, between I-75 and SW 145 Avenue on the 2.7 +/- acre parcel within the Shops at Pembroke Gardens site, site plan application. (Joseph) (District 4)

Mr. Dickerson addressed the Planning and Zoning Board. He gave a brief overview of the proposed site plan amendment.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Dwayne Dickerson, agent for owner FR Pembroke Gardens LLC, requests approval of a site for the development of 308 residential units with associated parking, traffic circulation, landscape, and lighting on a +- 2.7-acre parcel within the Pembroke Gardens site generally located south of Pines Boulevard and west of Southwest 145 Avenue.

On March 1, 2006, the City Commission adopted Ordinance No. 1539 approving the Planned Commercial Development (PCD) with design guidelines for the Shops at Pembroke Gardens. The PCD design guidelines were later amended by the City Commission via Ordinance No. 1571 adopted on February 7, 2007, Ordinance No. 1655 adopted on December 9, 2009, Ordinance 1843 adopted on March 16, 2016, and Ordinance No. 1926 on June 5, 2019.

The following companion applications are currently in processing, with City Commission expected hearing dates:

- ZC 2024-0002 – A zoning map change creating Mixed Use Development (MXD) development guidelines for the +-40-acre property. **(City Commission Second reading August 6, 2025)**
- ZC 2024-0003 – A zoning text change creating Mixed Use Development (MXD) development guidelines for the +-40-acre property. **(City Commission Second reading August 6, 2025)**
- SUB 2024-0001 - A plat note amendment to designate a new +- 2.7-acre residential parcel on site and the assignment of 308 residential units to that parcel will be scheduled for consideration at the August Commission meeting. **(City Commission - August 6, 2025)**

As part of the rezoning applications, the following related city approvals are required to assign the residential units to the property:

- City approval to allocate 44 flexibility units in compliance with Broward County Administrative rules.
- City approval for the applicant to exercise affordable housing residential density bonuses under Broward County Policy 2.16.3. *(Broward County Policy Document Attached to Report).*
- City approval of a restrictive covenant limiting rents for 44 units to moderate level to ensure compliance with Broward County Policy 2.16.3. *(Restrictive Covenant Document Attached to Report).*

The zoning change request included the following voluntary commitments from the developer which impact the development of this site.

- a. A voluntary affordable housing trust fund contribution of \$132,000 to be paid prior to the issuance of a residential building permit for this site.
- b. A voluntary traffic improvement contribution of \$369,600 to be paid prior to the issuance of the first certificate of occupancy of a residential unit on the property.

BUILDINGS / STRUCTURES:

The applicant proposes an eight-story (92'-6" to highest point, 80'-6" to roof level), 308-unit, apartment building with an accessory attached parking structure (6.5 levels – 66'-6" feet high to roof parking level) on a 2.7-acre parcel at the southeast corner of the Pembroke Gardens property.

The proposed apartment will consist of the following new unit mix:

- Studio- A
 - 7 units

- Unit Area: 580 Square Feet
- Studio- B
 - 7 units
 - Unit Area: 580 Square Feet
- One Bedroom Unit
 - 160 Units
 - Unit Area: 715 Square Feet
- Two Bedroom Unit A
 - 74 Units
 - Unit Area: 1,055 Square Feet
- Two Bedroom Unit B
 - 23 Units
 - Unit Area: 1,150 Square Feet
- Two Bedroom Unit C
 - 7 Units
 - Unit Area: 1,190 Square Feet
- Two Bedroom Unit D
 - 14 Units
 - Unit Area: 1,080 Square Feet
- Three Bedroom Unit
 - 16 Units
 - Unit Area: 1,460 Square Feet

The proposed apartment building units will be oriented to the south side of the lot with the attached parking garage to the north. This orientation utilizes the garage as a buffer to the residents and the rear elevations of both the Fuddruckers perimeter building (building # 6000) as well as Shops at Pembroke Gardens building # 7000. The color selections for the proposed building include the following:

- Primary Color – Ibis White (Sherwin Williams SW 7000)
- Accent Colors-
 - SW 7622- Homburg Gray
 - SW 9100 –Umber Rust
 - Wood Trim Elements (Parking Garage) / Porte Cochere – Fundermaxx Akro Terra (Brown)
 - Door Window Frame - Black Aluminum

ACCESS:

Primary access to this site will be through a newly created access drive (right in, right out) directly south of the proposed building to Southwest 145 Avenue. In addition, future residents and visitors will be able to use existing commercial entries at Southwest 2 Street, Southwest 5 Street, and Southwest 145 Terrace. Staff notes that driveways currently connect the parking fields of the existing developments along the west side of the SW 145 Avenue corridor from Pines Boulevard to Pembroke Road. This includes the parking fields of the Shops at Pembroke Gardens, Pembroke Pointe office, Edison office, Fairfield Hotel, and Keiser University.

The applicant provides a traffic study for this plan. The attached traffic study provides the following traffic-related conclusions:

“The proposed project is anticipated to generate approximately 124 AM peak hour trips (28 inbound and 95 outbound) and approximately 119 PM peak hour trips (72 inbound and 47 outbound).

All study intersections are currently operating adequately and will continue to operate at a good level of service in the year 2027 with the proposed project in place, except for two intersections. The exceptions are the intersection of SW 145 Avenue & Pines Boulevard and the intersection SW 145 Avenue & Pembroke Road during the PM Peak hour. The intersection of SW 145 Avenue & Pines Boulevard is projected to fail under future conditions with and without the proposed project in place. However, with minor signal optimization the intersection’s LOS is expected to improve. Similarly, the intersection of SW 145 Avenue & Pembroke Road is projected to fail under future conditions with and without the proposed project in place. The increase in delay due to proposed project is less than five seconds. However, with minor signal optimization the intersection’s LOS is expected to improve.”

Both the City traffic engineering consultant and the city engineer reviewed the traffic study methodology and findings and have no objections. Staff notes that the applicant will provide a voluntary financial commitment for future traffic improvements to be determined by the city engineering department prior to the issuance of the first certificate of occupancy of a residential unit on the property.

The applicant provides the following pedestrian connections for this site:

- Sidewalks on the east and south sides of the building.

- Two crosswalks on the west side of the parcel, connecting the building to the retail site.
- One crosswalk on the north side of the residential parcel, connecting the building to the retail site.
- One crosswalk and sidewalk at the south side of the property, connecting the building to Southwest 145 Avenue.
- One crosswalk across the new ingress/egress, connecting the existing sidewalk on Southwest 145 Avenue.

PARKING:

The applicant will provide 615 parking spaces on this property, where 539 parking spaces are required for this residential building. The parking consists of the following:

- 611 parking spaces in the parking garage.
 - The lower 72 parking spaces serve as overflow parking for the Shops at Pembroke Gardens.
 - The remaining 539 parking spaces are secured parking spaces for residents and accessible via gate entry.
- 4 surface parking spaces

Interior and exterior loading areas will be located on the west side of the building, next to the trash room. WASTEPRO has reviewed the trash pickup location and has no objections to service.

SIGNAGE:

A master sign plan (MSC 2025-0012) for all parcels within the Pembroke Gardens property will be heard concurrently at tonight's meeting.

LANDSCAPING:

The following landscape is proposed for the Shops of Pembroke Gardens Residential site:

- Installation of 74 trees, 47 palms, 2446 shrubs, and 1518 ground covers.
 - Primary tree species include: Coccoloba diversifolia - Pigeon plum, Felicium decipiens - Japanese fern tree, Lagerstroemia speciosa - Queen crape myrtle, Elaeocarpus decipiens - Japanese blueberry, Chrysophyllum oliviforme - Satinleaf, and Senna surattensis - Scrambled egg tree.
 - Primary palm species include: Thrinax radiata - Florida Thatch palm, Veitchia arecina - Montgomery palm, Sabal palmetto - Cabbage palm, and Acoelorrhaphe wrightii - Paurotis palm.

Primary shrub species are: Chrysobalanus icaco 'Red Tip' - Red tip cocoplum, Ficus microcarpa 'Green Island' - Green Island ficus, and Chrysobalanus icaco 'Horizontalis' - Horizontal cocoplum.

Additionally, development is providing protections and retaining two (2) Quercus virginiana - Southern live oak and three (3) Swietenia mahogany - West Indian mahogany trees.

The proposed landscape complies with the residential landscape regulations established within the Shops at Pembroke Gardens Mixed Use Development design guidelines.

OTHER SITE FEATURES:

Pembroke Gardens residential site will be illuminated by a series of graphite full cut-off bronze LED fixtures mounted atop 20-foot tapered aluminum poles. Parking structure lighting will be required to be recessed into the ceiling of each floor. Additional cut-off fixtures will be placed on the exterior walls of the apartment and garage as shown in the photometric plan.

The parking structure roof has been designed to minimize the visual impact of the lighting by incorporating a combination of the following. Wall-mounted lighting will be installed along the perimeter walls of the roof.

- Full cut-off fixtures mounted on 25-foot poles to be located internal to the roof parking field.

All lighting for this site will feature 3,000k Correlated Color Temperature (Soft White) which is consistent with the City's residential lighting standards.

A portion of the ground floor of the parking garage will house a bike rack storage and electrical room.

The building will feature an interior courtyard area which includes a pool area as well as a gym and clubhouse. All amenities are restricted to residents and guests only and will not be available for commercial use. Furthermore, all amenities are available equally to all market-rate units and affordable unit renters.

The applicant provides a sustainability statement as required for new projects as per section 155.6120-155.6123. The applicant lists the following several sustainable and energy-efficient features

- The project will be Leadership in Energy and Environmental Design (LEED)certified.
- Reduced impervious area and increased pervious area
- White Roof (High SRI reduces Heat Island effect)
- Water usage metering
- LED lighting both interior and exterior (reduces energy use approx. 35%)
- Recycling program, Designated recycling collection area
- Energy Star appliances where non-proprietary
- Low flow plumbing fixtures (if requested)
- Low VOC materials: adhesives, sealants, paints, coatings, and flooring systems
- Bicycle racks near building
- EV charging stations

An Economic Impact Statement is also included which describes the overall investment in the project as well as projected employment and tax revenue for the city. The applicant estimates total development costs, including design and construction, to be \$110,000,000.

“Project Employment and Wages According to the National Association of Home Builders, constructing an average rental apartment building creates 1.25 jobs per unit and according to the Bureau of Labor Statistics will generate average wages and salaries of \$51,280 per job.

The 308-unit project can therefore be expected to:

- *Provide 385 jobs*
- *Generate \$31,588,480 in wages and salaries over the two-year construction period*
Estimated Annual Taxes & Assessments: \$2,427,980 Permit and Impact Fees: City Certificate of Occupancy \$1,435,529 City Building Department Fee \$1,309,129 County School Impact Fees \$262,900 County Transportation Concurrency Fee \$131,279”.

City Commission review of this site plan is required for development within a Planned District. The site plan has been reviewed against the Shops at Pembroke Gardens Mixed Use Development design guidelines and found to comply with those standards.

STAFF RECOMMENDATION:

Transmit to the City Commission with a favorable recommendation subject to the following conditions:

1. City Commission approval of the underlying zoning change request (Map Amendment ZC 2024-0002) from Planned Commercial Development (PCD) to Mixed Use Development (MXD), inclusive of execution of restrictive covenant and voluntary commitments to the affordable housing trust fund and traffic improvements.
2. City Commission approval of the associated Mixed Use Development guidelines (ZC 2024-0003) consistent with this site plan request.
3. City Commission approval of a delegation request to the Shops at Pembroke Gardens plat, consistent with this site plan request.

Chairwoman Gonzalez inquired if the petitioner accepts staff recommendations.

Dwayne Dickerson, attorney representing the petitioner, answered in the affirmative.

Chairwoman Gonzalez inquired if there was anyone from the public who wished to speak either for or against this item. No one wished to speak.

The following members of the Planning and Zoning Board spoke:

Chairwoman Gonzalez, Vice Chairman Golditch,
Members Aloy, D. Gonzalez, and Alternate Member Jones

The following members of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

The following members of the public spoke:

Dwayne Dickerson, attorney representing the petitioner
Joaquin Vargas, traffic engineer representing the petitioner

On a motion by Vice Chairman Golditch, seconded by Member D. Gonzalez, to transmit, as recommended by staff, the Shops at Pembroke Gardens Residential site plan application (SP2025-0007) to the City Commission, the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members Aloy, D Gonzalez, and Labate

NAY: None

Motion Passed