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FR Pembroke Gardens, LLC
Pembroke Gardens
527 NW 145th Ter.
Site Plan Narrative

FR Pembroke Gardens, LLC ("Petitioner") is the owner of two parcels totaling +/- 40.89 acres, generally located on the south side of Pines Blvd. between I-75 and SW 145th Ave. ("Property") within the City of Pembroke Pines ("City"). The Property consists of two parcels, Parcel 1 is a +/- 40-acre parcel identified as folio #514015050010 and is developed with the Pembroke Gardens Shopping Center ("Shopping Center"). The Shopping Center is a pedestrian friendly, outdoor commercial center featuring over seventy-five (75) retailers and restaurants. Parcel 2 is a +/- 0.89-acre parcel identified as folio #514015010053 and is improved with landscaping and an access point into the Shopping Center. Parcel 1 is located on Parcel A of the Shops at Pembroke Gardens plat, while Parcel 2 is not specifically delineated in a recorded plat. Both parcels contain a future land use designation of Commercial on the City's Future Land Use Map and a zoning designation of Planned Commercial District (PCD). The Shopping Center is governed by The Shops at Pembroke Gardens Design Guidelines ("PCD Guidelines"). Petitioner will utilize the existing PCD Guidelines to create the MXD Guidelines for the new mixed-use development.

Petitioner is proposing to redevelop +/- 2.70 acres of area used for parking for the Shopping Center with a multi-family residential development consisting of +/- 308 dwelling units ("Project"). To allow the residential dwelling units on the Commercial future land use designation, Petitioner is implementing Policy 2.16.3 of the Broward County Land Use Plan regarding affordable housing bonus density regulations. This policy allows the allocation of flex units and bonus density when a project includes affordable housing units. The bonus density formulas vary based on the level of affordability, with 6 bonus units for each 1 moderate level dwelling unit; 9 bonus units for each 1 low-income level dwelling unit; and 19 bonus units for each 1 very low-income level dwelling. The income levels are defined as the following:

- Moderate: persons having a total annual anticipated income for the household that does not exceed 120% of the median annual income adjusted for the family size for households within the County
- Low: persons having a total annual anticipated income for the household that does not exceed 80% of the median annual income adjusted for the family size for households within the County
- Very Low: persons having a total annual anticipated income for the household that does not exceed 50% of the median annual income adjusted for the family size for households within the County

To develop the Property with 308 dwelling units, the Applicant will provide 44 moderate income affordable housing units and 264 market rate units (applying the bonus density allowed for moderate income level units: 44 affordable units x 6 = 264 market rate units). Per the Policy 2.16.3 regulations, the 44 moderate income level affordable housing units will be deed restricted for a period of 30 years. The

Applicant will provide a restrictive covenants with the site plan application that will restrict the 44 affordable housing units for a period of 30 years. Additionally, the Applicant will comply with any reporting standards set forth by the City to submit annual reports demonstrating compliance with the affordable housing units.

While Policy 2.16.3 is a policy set forth in the Broward County Land Use Plan, the implementation of the policy is managed and reviewed by the City reviewing the application. Discussions with Broward County Planning Council staff have confirmed that the Planning Council does not implement the utilization of this policy and ensure compliance. The Planning Council provides the policy as a tool to encourage the development of affordable housing units, but the implementation of the policy falls to the municipalities.

The Shopping Center currently contains 2,145 parking spaces. The proposed Project will provide a total of 2,366 parking spaces, with 539 parking spaces dedicated for the residential uses (at a ratio of 1.75 spaces per dwelling units) and 1,755 parking spaces dedicated for the commercial uses (at a ratio of 4.25 spaces per 1,000 square feet of commercial use, including outdoor café seating area). The remaining 72 parking spaces are located on the ground floor of the parking garage and will be utilized by the shopping center as additional parking spaces, over and above what is required to meet the 4.25 ratio (a minimum of 1,753 spaces). Additionally, a ratio of 1.75 parking spaces per dwelling unit is more than sufficient to meet the parking demands of the 308 mid-rise dwelling units. There are several examples of this shown throughout various projects developed in Broward County. Specifically, the cities of Coral Springs and Sunrise have approved mid-rise residential developments with a parking ratio of 1.5 parking spaces per dwelling unit, and the existing mid-rise residential building known as One Plantation in the City of Plantation currently has a parking demand of 1.38 parking spaces per occupied unit, based on actual counts. Lastly, the residential parking demand study provided with this submittal demonstrates that a ratio of 1.75 spaces per dwelling unit is more than sufficient to accommodate the parking demand for the residential use. As shown in the parking analysis, the standard ratio for residential uses in the ITE Manual is 1.5 spaces per dwelling unit. With a ratio of 1.75 spaces per dwelling unit, the Project is providing more than what is required in the ITE Manual. Considering the foregoing, the Project will have more than sufficient parking spaces to meet the demands of the commercial and residential uses.

In order to develop the Project, Petitioner is requesting the following approvals: 1.) rezoning request to change the zoning designation of the Property from PCD to MXD (Mixed Use Development); 2.) site plan amendment to modify the approved site plan for the Shopping Center to remove the parking spaces and add the Project; 3.) delegation request to amend the restrictive note on the Shops of Pembroke Gardens plat to allow the residential dwelling units and create new separate parcels for the commercial and residential uses; and 4.) implementation of Policy 2.16.3 with the allocation of flex units.

In summary, the proposed Project will redevelop underutilized property dedicated for parking with a vibrant multi-family residential development. This will create a mixed-use community, allowing residents to walk to various commercial and retail uses. With +/- 308 proposed dwelling units, the residential development will provide the surrounding commercial uses with customers who will be able to easily walk to those businesses. This relationship between the two uses will support the economic base of the City by adding residential dwelling units while still maintaining, and increasing support for the existing active commercial uses in the surrounding area.