



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

**FR Pembroke Gardens, LLC
Pembroke Gardens
Delegation Request 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. ("Master Property") within the City of Pembroke Pines ("City"). The Master 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 is proposing to remove +/- 2.70 acres of area currently used for parking as part of the Shopping Center ("Property"), and develop a luxury multi-family residential development consisting of +/- 308 dwelling units ("Project"). In order to develop the Project on the Property, the Applicant is requesting to split the Property into two parcels, with the commercial development on Parcel A and the residential development on Parcel B, and amend the language in the note on the plat as follows:

FROM:

"This plat is restricted to 440,000 square feet of commercial use (399,825 square feet existing, 40,175 square feet proposed.) Free standing banks or banks with drive-thru facilities are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts."

TO:

"This plat is restricted to 440,000 square feet of commercial use on Parcel A and 308 mid-rise dwelling units on Parcel B."