




City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Agenda Date:	May 8, 2025	Application ID:	ZC 2024-0003
Project:	Pembroke Gardens Mixed Use Development (Text Change)	Project Number:	PRJ 2024-0009
Project Planner:	Joseph Yaciuk, Assistant Director	Enacting Document:	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance
Owner:	FR Pembroke Gardens LLC.	Agent:	Dwayne Dickerson Esq.
Location:	South of Pines Boulevard, between I-75 and Southwest 145 Avenue	Acreage:	+40 Acres
Existing Zoning:	PCD (Planned Commercial Development)	Proposed Zoning:	MXD (Mixed Use Development)
Existing Land Use:	Commercial	Commission District:	4
Reference Applications:	ZC 2018-03, ZC 2015-05, ZC 2009-03, ZC 2008-03, ZC 2005-04, AM 2005-04		
Applicant Request:	A zoning text change from Planned Commercial Development (PCD) to Mixed Use Development (MXD)		
Staff Recommendation:	Transmit to the City Commission with a favorable recommendation.		
Final:	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> City Commission	
Reviewed for the Agenda:	Director:  Assistant Director: 		

Project Description / Background

Dwayne Dickerson, agent for owner FR Pembroke Gardens LLC, requests approval of a rezoning (zoning text amendment) of a +-40-acre parcel from Planned Commercial Development (PCD) to Mixed Use Development (MXD), for the Pembroke Gardens property 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 application will be heard concurrently with this application:

- ZC 2024-0002 – A zoning map change creating Mixed Use Development (MXD) development guidelines for the +-40-acre property.

The proposed zoning change request is to accommodate 308 multi-family residential units on a designated +-2.7-acre parcel within the site. To effectuate this request, the applicant must first rezone the property from Planned Commercial Development (PCD) to Mixed-Use Development (MXD) zoning through a map amendment and update the existing development standards to reflect the new residential use and MXD criteria.

Should the proposed map and text amendments be approved, the applicant will need the following city approvals should they wish to construct residential on this site:

- A zoning map change application with associated Flexibility Unit Allocation and Restrictive Covenant limiting rents of certain units to ensure compliance with Broward County Policy 2.16.3.
- 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.
- A site plan application to construct the 308-unit multi-family residential development with associated parking, landscape, lighting, and traffic circulation.
- An amendment to the Pembroke Gardens master sign plan to accommodate new signs for the residential parcel.

DETAILED REQUEST:

The applicant provides updated design guidelines to accommodate an updated master plan for the property and the change of zoning designation from PCD to MXD. All proposed deletions are shown in strikethrough text, while all new language is shown in underlined text. A general summary of the proposed changes to the design guidelines as provided below:

- A rename of the MXD to, "Pembroke Gardens".
- All definitions were updated to reflect the language in the latest land development code update and correct section references.

- The project description was changed to reflect a mixed-use project rather than a commercial project.
- The entire document was reorganized to split the document into three general sections, overall development regulations, commercial use area regulations, and residential use area regulations.
- A residential parcel has been established with the MXD development with associated residential development guidelines for future development which include, but not limited to, the following:
 - Development standards to comply with Residential Multi-family (R-MF) standards of the Land Development Code unless stated within this document.
 - Establishing a parking ratio of 1.75 spaces per unit for residential uses.*
 - Building setbacks were created for the residential property.
 - Establish residential building height maximum height of 100 feet or 8 stories.
 - Establish a minimum residential unit size of 580 square feet per unit.
 - Allowing both 8.5' x 19' and 9' x 19' sizes for parking spaces within residential area.
 - Added loading space requirements for residential.
 - General residential design standards and materials. The applicant will provide equal access to all amenities and will not be rented out for commercial purposes.
- Commercial design standards have been updated to include the following:
 - Development standards to comply with General Business (B-3) standards of the Land Development Code unless stated within this document.
 - Establishing a parking ratio of 4.25 spaces per 1,000 square feet for Commercial uses (inclusive of outdoor café seating)*
 - Reduction of valet stations from 4 to 3 stations.
 - Reduction of time-limited parking allowed on the commercial parcel from 20 to 12 spaces.
 - Regulations for temporary commercial tenants were created for the shopping center, permitting a maximum period of occupancy of 18 months for temporary tenants.
 - Regulations were added to clarify rules for façade improvements for existing commercial tenants wishing to update their tenant bay.
 - Require 3 architectural improvements per storefront for new tenants.
- General design standards have been updated to include the following:
 - General landscape requirements included/updated for residential and commercial properties.
 - Establish lot coverage of 32% for all uses.
 - Establish a minimum open space requirement of 20% for all uses.
 - Correlated Color Temperature (CCT) for lighting will be standardized to a maximum of 4000K for residential and commercial properties.
 - Electric vehicle charging requirements were removed from the Parking & Loading section of the guidelines to comply with recent changes to State Statute.
 - An updated maintenance schedule was added to the Landscape and Maintenance section for all properties.
 - All exhibits were updated to show existing commercial development as well as future residential development on the property.

*A parking statement has been submitted which justifies the parking ratios requested by the applicant. (Reference: *Traftech Parking Demand Letters - February / April 2025*).

Staff notes that the applicant will be subject to Development Review Committee (DRC) review through the site plan process. The applicant will be required to address all applicable development regulations for this property as well address any traffic or infrastructure impacts of the development at time of site plan review.

The proposed zoning change is reliant upon the concurrent approval of the companion rezoning application and ZC 2024-0002 (Pembroke Gardens Zoning Map Change from PCD to MXD).

Staff Recommendation: Transmit to the City Commission with a favorable recommendation.

Enclosures:

- Unified Development Application
- Rezoning Narrative
- Pembroke Gardens MXD Strikethrough and Underline Format
- Traftech Parking Demand Letter – Commercial (April 2025)
- Traftech Parking Demand Letter – Residential (February 2025)
- Memo from Planning Division (4/30/25)
- Memo from Landscape Division (4/30/25)
- Memo from Zoning Division (4/30/25)
- Memo from Zoning Division (4/23/25)
- Memo from Landscape Division (4/23/25)
- Memo from Landscape Division (4/16/25)
- Memo from Zoning Division (4/16/25)
- Memo from Planning Division (4/14/25)
- Memo from Landscape Division (3/12/25)
- Memo from Planning Division (3/10/25)
- Memo from Zoning Division (3/10/25)
- Memo from Landscape Division (10/17/24)
- Memo from Zoning Division (10/2/24)
- Memo from Planning Division (10/2/24)
- Memo from Zoning Division (6/25/24)
- Memo from Landscape Division (6/20/24)
- Memo from Planning Division (6/12/24)
- Aerial Map



City of Pembroke Pines
Planning and Economic Development Department
Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|--|---|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan* |
| <input checked="" type="checkbox"/> Delegation Request | <input checked="" type="checkbox"/> Site Plan Amendment* |
| <input type="checkbox"/> DRI* | <input type="checkbox"/> Special Exception* |
| <input type="checkbox"/> DRI Amendment (NOPC)* | <input type="checkbox"/> Variance (Homeowner Residential) |
| <input type="checkbox"/> Flexibility Allocation | <input type="checkbox"/> Variance (Multifamily, Non-residential)* |
| <input type="checkbox"/> Interpretation* | <input checked="" type="checkbox"/> Zoning Change (Map or PUD)* |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 foot radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: _____ Project #: PRJ 20____ - ____ Application #: _____

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$_____

SECTION 1-PROJECT INFORMATION:Project Name: Shops at Pembroke GardensProject Address: 527 NW 145th Ter.Location / Shopping Center: Shops at Pembroke GardensAcreage of Property: +/- 40.89 acres Building Square Feet: Flexibility Zone: Folio Number(s): 514015050010 & 5140150Plat Name: Shops at Pembroke Gardens Traffic Analysis Zone (TAZ): Legal Description: Parcel A of the Shops at Pembroke Gardens Plat as recordedin Plat Book 176 Page 101 of the Public Records of Broward County, Florida

Has this project been previously submitted?



Yes



No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: FR Pembroke Gardens, LLC

Owner's Address: 909 Rose Ave. Suite 200 North Bethesda, MD 20852

Owner's Email Address: rmeiser@federalrealty.com

Owner's Phone: 703-776-9671 Owner's Fax: N/A

Agent: Dwayne L. Dickerson/Miskel Backman, LLP

Contact Person: Dwayne L. Dickerson

Agent's Address: 14 SE 4th St. Suite 36 Boca Raton, FL 33432

Agent's Email Address: ddickerson@miskelbackman.com

Agent's Phone: 561-405-3336 Agent's Fax: 561-409-2341

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: PCD

Land Use / Density: Commercial

Use: Shopping Center

Plat Name: Shops at Pembroke Gar

Plat Restrictive Note: 440,000

sq. of commercial use

PROPOSED

Zoning: MXD

Land Use / Density: Commercial

Use: Commercial & Residential

Plat Name: Shops at Pembroke (

Plat Restrictive Note: 440,000

sq. ft. of commercial use & 598 r

ADJACENT ZONING

North: Pines Blvd. & I-75 Interchange

South: PCD

East: A & PD-SL

West: I-75

ADJACENT LAND USE PLAN

North: Transportation

South: Office Park

East: Office Park/Irregular

West: Transportation

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 - VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): ☐ Variance ☐ Zoning Appeal ☐ Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

Please see attached narrative.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Dawn M. Becker 5/28/2024
Signature of Owner Date

FR Pembroke Gardens, LLC

By: Dawn M. Becker, Executive Vice President-Corporate

State of: Maryland; County of: Montgomery

Sworn and Subscribed before me this 28th day

of May, 20 24



Fee Paid

Libby Petronio
Signature of Notary Public

7/3/2027
My Commission Expires

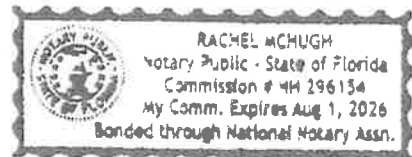
AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Dwain L. Dill 5/29/2024
Signature of Agent Date

Sworn and Subscribed before me this 29th day

of May, 20 24



Fee Paid

Rachel McHugh
Signature of Notary Public

My Commission Expires



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
527 NW 145th Ter.
Rezoning 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 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 luxury multi-family residential development consisting of +/- 308 dwelling units ("Project"). 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; 4.) implementation of Broward County Land Use Plan Policy 2.16.3 with flex unit allocation; and 5.) master sign plan approval.

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.

Flex Unit Allocation

As previously stated, the underlying future land use designation of the Property is Commercial. To allow the 308 multi-family residential dwelling units, the Applicant is utilizing the implementation of Broward County Land Use Plan Policy 2.16.3. 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.

MXD Guidelines

To create a residential development that is balanced with the existing Shopping Center, Petitioner is maintaining the standards put in place under the existing PCD Guidelines and modifying the document to add the standards for the residential buildings. This will allow the new residential development to be integrated into the existing Shopping Center to create one cohesive project, while maintaining the existing standards for the commercial Shopping Center. The proposed dimensional standards for the residential uses were created utilizing the standards for the City's RM-F district, maintaining consistency with these standards as much as possible. The RM-F district was created for single-use multi-family projects, whereas this Project is a mixed-use development. As such, not all of the dimensional standards in the RM-F district could strictly be applied to the Project in the MXD Guidelines and the dimensional standards were drafted to meet the requirements of this mixed-use development, as is intended in the MXD district.

A strikethrough and underlined version of the MXD Guidelines showing all the proposed changes to the existing PCD Guidelines has been included with this submittal. All proposed deletions are shown in strikethrough text, while all new language is shown in underlined text. Additionally, a general summary of the proposed changes is provided below:

- All definitions were updated to reflect the language in the current code and correct code section references.

- The project description was changed to reflect a mixed-use project rather than a commercial project.
- The entire document was reorganized to split the sections into three general sections, overall development regulations, commercial use area regulations, and residential use area regulations.
- The parking ratios were modified to reflect a requirement of Parking of 4.25 spaces per 1,000 square feet for the Commercial uses (inclusive of outdoor café seating) and 1.75 spaces per unit for the Residential uses.
- The electric vehicle charging requirements were removed from the Parking & Loading section.
- Regulations for temporary tenants were created, with a maximum period of 18 months for temporary tenants.
- Regulations were added for existing tenants, not requiring a minimum number of architectural modifications with façade changes. This applies only to existing tenants. New tenants will still need to make three architectural modifications.
- The number of valet parking stations was reduced from 4 to 3. This resulted in the reduction of 100 valet parking spaces, as each valet station allows a maximum of 100 valet parking spaces.
- The Site Lighting, FAR, Landscape & Irrigation Design, Architectural Design Guidelines sections were updated to add regulations for the residential use area.
- A maximum lighting level of 4,000K CCT was set for the residential use area in the Site Lighting Section of the guidelines.
- A maintenance schedule was added to the Landscape and Maintenance section.

Mr. Ramsey Meiser
Senior Vice President, Development
Federal Realty
7930 Jones Branch Drive, Suite 350
McLean, VA 22102

April 30, 2025

Re: Pembroke Gardens – Pembroke Pines, Florida (Parking Statement)

Dear Ramsey:

Per your request, Traf Tech Engineering, Inc. has prepared this parking statement to determine the parking needs associated with the commercial use area of Pembroke Gardens. The subject shopping center is located on the east side of I-75 and south of Pines Boulevard in the City of Pembroke Pines in Broward County, Florida. The parking needs are expressed in parking spaces per 1,000 square feet of commercial area, including outdoor seating.

Project Overview

Pembroke Gardens is a regional shopping center consisting of retail and restaurant establishments totaling approximately 412,313 square feet (389,313 square feet of building area plus 23,000 square feet of outdoor dining area).

Parking Needs

Based on the results of a comprehensive parking demand study¹ prepared by Traf Tech Engineering, Inc., Pembroke Gardens need 1,753 parking spaces to accommodate its peak parking demand at 100% occupancy. This equates to **4.25 parking spaces per 1,000 square feet** (including outdoor seating area).

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

¹ Parking Evaluation for Pembroke Gardens by Traf Tech Engineering, Inc. dated April 30, 2024.

Mr. Ramsey Meiser
Senior Vice President, Development
Federal Realty
7930 Jones Branch Drive, Suite 350
McLean, VA 22102

February 14, 2025

Re: Pembroke Gardens Residential – Parking Needs and Shared Parking Study

Dear Ramsey:

Per the City's request, Traf Tech Engineering, Inc. has determined the parking needs associated with the Pembroke Gardens residential project to be located within the Shops at Pembroke in the City of Pembroke Pines, Broward County, Florida. As shown in the site plan contained in Attachment A, the project consists of one residential building with a parking garage. The following is proposed for each building:

308 residential units and 524 parking spaces

- Building A consisting of 308 mid-rise residential units
 - 14 studios
 - 160 one-bedroom units
 - 118 two-bedroom units
 - 16 three-bedroom units
- 524 parking spaces
 - 522 parking spaces in the parking garage
 - 2 surface parking spaces

Parking Needs

According to the Parking Generation Manual published by the Institute of Transportation Engineers (ITE) – 5th Edition, mid-rise multi-family developments (ITE's LUC 221) has the following conservative requirement¹ to determine the amount of parking spaces required for this type of residential development:

Parking Needs = 1.00 (X), where X = number of bedrooms

Based on the above, the following parking needs are required for the project:

¹ Refer to Attachment B (used highest parking needs of 1.0 per bedroom)

308 residential units and 524 parking spaces

Since residential Building A has 14 studios, 160 one-bedroom, 118 two-bedroom units, and 16 three-bedroom units, the total number of bedrooms is 458 (14 + 160 + 236 + 48). Applying the above ITE parking formula results in a parking need of 458 parking spaces. This equates to a parking supply of 1.5 parking spaces per unit (458 parking spaces needed divided by 308 residential units), excluding the retail parking spaces provided within the parking garage.

However, as indicated previously, Building A's parking garage provides 524 parking spaces for 308 residential units (excluding the 86 parking stalls allocated to the retail use). Hence, the parking garage provides 1.7 parking spaces per unit, and using conservative ITE assumptions, the 308 residential units require 1.5 parking spaces per unit.

In summary, the proposed 308 residential units and the 524 residential-only parking spaces are projected to provide sufficient parking to accommodate the peak parking demand of the residential building.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.


Joaquin E. Vargas, P.E.
Senior Transportation Engineer

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: April 30, 2025
To: ZC 2024-0002, 0003 file
From: Joseph Yaciuk, Assistant Director
Re: Pembroke Gardens

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

ALL OF MY COMMENTS HAVE BEEN ADDRESSED

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: April 30, 2025
To: ZC 2024-0002, 0003 file
From: Joseph Yaciuk, Assistant Director
Re: Pembroke Gardens

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

ALL OF MY COMMENTS HAVE BEEN ADDRESSED

MEMORANDUM
April 30, 2025

From: Yelena Hall
Landscape Planner/ Inspector

Re: (ZC2024-0002/0003) Pembroke Gardens Residential MXD Amendment v6

The City of Pembroke Pines Planning Division has conducted a site plan review for the above-referenced property. The following items need to be addressed prior to this project being approved.

Landscape Site Plan Review Comments:

- 1. All provided landscape comments have been addressed. Approval granted for both reviews.**

Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Should you have any questions pertaining to DRC comments please contact me directly.

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
954.392.2100 (Office) • yhall@ppines.com
Consider the environment before printing this email.

MEMORANDUM

April 23, 2025

To: Joseph Yaciuk
Planning Administrator

From: Cole Williams / Julia Aldridge
Senior Planner, Planner / Zoning Technician

Re: ZC2024-0002 / ZC 2024-0003 (Shops at Pembroke Gardens Residential)

The following are my comments regarding the above Site Plan:

- ~~1. Per discussion with developer and developer's attorney, PD-SL Guidelines were reviewed with the understanding that the applicant will do back to MXD proposal.~~
- ~~2. All the following comments stand, unless noted below.~~
- ~~3. Provide a full list of changes from PCD guidelines.~~
- ~~4. Table of contents is missing page numbers.~~
5. **Clearly indicate time limited/to go parking on the Plans (Exhibit 8). Short-term parking cannot be counted towards the required parking; it must be surplus parking.**
3/10/25- Not addressed.
4/16/25 – Not addressed.
4/23/25 – Not addressed.
6. Current PCD guidelines require 5 parking spaces per 1,000 square feet for commercial space. Standard needs to be maintained.
3/10/25- Outdoor dining and short-term parking must be included in parking calculations. Commercial parking may be 4.25 parking spaces per 1,000 square feet.
4/16/25 - Short-term parking must be included in parking calculations
4/23/25 - Short-term parking must be included in parking calculations
- ~~7. Percentage restriction for restaurant and entertainment uses needs to be added back to the guidelines.~~
- ~~8. All code references need to be updated to match the current version of the City's Land Development Code.~~
~~4/16/25 – Not addressed. Old sections are still referenced.~~
- ~~9. Provide narrative of how you meet the requirements for code section 155.453.~~
~~4/16/25 – Not addressed.~~

- ~~10. Ensure that the definitions are consistent with the current version of the City's Land Development Code.~~
- ~~11. How is density and residential units being applied to this project?
3/10/24— Provide letter from County authorizing use of 2.16.3 for proposed development.
4/16/25— Not addressed.~~
- ~~12. Parking for residential must be a minimum of 2.0 spaces per unit.~~
- ~~13. Remove electric vehicle charging stations from Parking and Loading Requirements (Page 23, 10. b. 5).~~
- ~~14. On section 3 (Development Standards), the part that talks about Time-Limited parking conflicts with exhibit 8 (C. 10. d. 2) Page 24).~~
- ~~15. Section referenced on page 25 (12. e. 2) is wrong. Please correct it.~~
- ~~16. All references to PCD guidelines need to be amended to MXD.~~
- ~~17. On Page 35, change from recommended to required for the three (3) architectural changes (Section 5, B. 2. d.).~~
- ~~18. Master Sign Plan needs to be amended for any proposed residential signage via Miscellaneous Application.~~
- ~~19. Page numbers are inconsistent.~~
- ~~20. Provisions for temporary tenants need to be established. Provide criteria for staff review.
3/10/24— Staff will support a maximum of 1 year for temporary tenants to be established.
4/16/25— Not addressed.~~
- ~~21. Valet parking needs to be included in the residential portion of the guidelines, if proposed for the residential development.~~
- 22. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.**
- ~~23. 3/10/25— Residential setbacks should be consistent with overall project setbacks if MXD is being proposed.~~
- ~~24. 3/10/25— Lot coverage does not add up (page 7 PDSL Guidelines).~~
- ~~25. 3/10/25— Make sure all Code sections are consistent.
4/16/25— Not addressed.~~
- ~~26. 3/10/25— Clarify guest parking requirement for residential.
4/16/25— Not addressed.~~

MEMORANDUM

April 30, 2025

To: Joe Yaciuk
Planning Administrator

From: Julia Aldridge
Planner / Zoning Tech

Re: ZC 2024-0003 (SPG Residential)

All comments regarding the above Site Plan have been satisfied.

- ~~27. 3/10/25 Clarify percentage cap for compact parking.~~
- 28. 3/10/25- Provide existing tenant façade change process and procedure, if desired.**
- 4/23/25- As written, this is in conflict with approval process matrix within the development standards section (page 11).**
- ~~29. 3/10/25 Provide updated valet plan and regulations.~~
- ~~30. 3/10/25 Reference City Code sections 155.685–155.692 under Site Lighting (page 16 PCD Guidelines).~~
- ~~31. 3/10/25 Master Sign Plan requires a separate application, however, see initial comments below:~~
- ~~• Blade signs should be allowed, not required. Revise wording.~~
 - ~~• Clarify approval process for residential signage.~~
 - ~~• City approval is required for murals and super graphics (page 14).~~
 - ~~• Make sure there are no conflicts between prohibited signage and permitted signage.~~
 - ~~• Regulations regarding signs need to be established in document, not just exhibits.~~
 - ~~• Additional comments may follow with formal submittal.~~
- ~~32. 4/16/25 Remove density from residential standards, this is not consistent with the underlying land use.~~
- ~~33. 4/16/25 Clarify for residential use it is restricted to multifamily. R-MF allows a variety of housing types.~~
- ~~34. 4/16/25 Residential building height should be “one hundred (100) feet or 8 stories, whichever is less”.~~
- ~~35. 4/16/25 Provide clarification of where the varying parking space sizes are permit and if there is a restriction on the number of each type allowed.~~
- ~~36. 4/16/25 The residential colors and materials should not fall under the Inline Retailer Storefronts section.~~
- ~~37. 4/16/25 I would recommend not restricting the residential colors and materials. Any change later on would require a MXD amendment.~~
- 38. 4/16/25 – Existing tenant storefront modifications approval process shall be determined by staff. As written, this is in conflict with approval process matrix within the development standards section**
- 4/23/25- Still in conflict. Please review page 11 Approval Process Matrix.**
- ~~39. 4/16/25 Section 6 is in conflict with the Master Sign Plan.~~
- ~~40. 4/16/25 Section 7A. If the property ownership changes for either site, the owners would be in violation of the guidelines.~~
- ~~41. 4/16/25 Exhibit 8 is still referenced in the guidelines.~~

42. 4/16/25 — Provide written response to all comments. Do not pick and choose which comments you want to respond too.

MEMORANDUM

April 23, 2025

From: Yelena Hall
Landscape Planner/ Inspector

Re: (ZC2024-0002) Pembroke Gardens Residential MXD Amendment v5

The City of Pembroke Pines Planning Division has conducted a site plan review for the above-referenced property. The following items need to be addressed prior to this project being approved.

Landscape Site Plan Review Comments:

1. In review of both the site plan and the modified MXD guidelines, please explain how compliance will be achieved with the following Land Development Code (LDC) sections, as they appear not to be referenced within the modified guidelines. Revise to comply:
 - a. LDC SEC. 155.662 (B) - **Multi-Family Residential** – Calculation discussed and agreed upon was to require one (1) tree/per unit, for the first level, and half (0.5) a tree/per unit for the remainder of all stories. Revise the MXD to meet the calculation provided on the site plan.
 - b. LDC SEC. 155.663 (F) - **Parking Landscaping Requirements**: Staff are looking for a revision to the Residential use portion of the MXD guidelines, as it pertains to this multi-family development. Please note under the Residential use, parking requirement to reference ratio to be 1 tree per 6 parking spaces.
 - c. LDC SEC. 155.666 – **Irrigation Standards**: Please add the requirement for bubblers for each individual tree installed as per LDC SEC. 155.666 (B).
2. As per MXD Section 4 (B), specific minimum tree height, clear trunk height, and caliper requirements are referenced for canopy tree plantings—none of which are currently reflected on the proposed site plan. Additionally, the palm planting specifications included in the same section are also not referenced. **The above-referenced standards for the proposed materials are not satisfied as per the site plan reviewed. Please ensure full compliance between the proposed site plan and the MXD guidelines for the site. For any Code sections not specifically addressed within the MXD guidelines, staff will defer to the applicable standard Code requirements.**

Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Should you have any questions pertaining to DRC comments please contact me directly.

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
954.392.2100 (Office) • yhall@ppines.com
Consider the environment before printing this email.

MEMORANDUM
April 16, 2025

From: Yelena Hall
Landscape Planner/ Inspector

Re: (ZC2024-0002) Pembroke Gardens Residential MXD Amendment v4

The City of Pembroke Pines Planning Division has conducted a site plan review for the above-referenced property. The following items need to be addressed prior to this project being approved.

Landscape Site Plan Review Comments:

1. In review of both the site plan and the modified MXD guidelines, please explain how compliance will be achieved with the following Land Development Code (LDC) sections, as they appear not to be referenced within the modified guidelines. Revise to comply:
 - a. LDC SEC. 155.662 (B) - **Multi-Family Residential** – Please provide and explain the required calculations for the minimum number of trees and shrubs for the site. A discussion with Amy Harbert from EDSA may be helpful to clarify the specifics.
 - b. LDC SEC. 155.663 (F) - **Parking Landscaping Requirements**: Please explain how the proposed parking layout meets the requirement for the number of trees and shrubs (i.e., one per six parking spaces). Consultation with Amy Harbert from EDSA may provide additional insight into the development details.
 - c. LDC SEC. 155.664 (L) - **Shrubs and Hedges**: Please clarify the proposed installation sizes to ensure compliance with minimum size requirements.
 - d. LDC SEC. 155.666 – **Irrigation Standards**: Please address the required irrigation coverage, including head-to-head throw, overlap, and use of bubblers, as applicable.
2. As per MXD Section 4 (B), specific minimum tree height, clear trunk height, and caliper requirements are referenced for canopy tree plantings—none of which are currently reflected on the proposed site plan. Additionally, the palm planting specifications included in the same section are also not referenced.
 - a. Please note that once the modified MXD guidelines are finalized, staff will expect full adherence to all standards as written.
 - b. Site plan items not addressed within the MXD guidelines will be required to conform with the City's Land Development Code requirements. Please double-check all work.

Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Should you have any questions pertaining to DRC comments please contact me directly.

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
954.392.2100 (Office) • yhall@ppines.com
Consider the environment before printing this email.

MEMORANDUM

April 16, 2025

To: Joseph Yaciuk
Planning Administrator

From: Cole Williams / Julia Aldridge
Senior Planner, Planner / Zoning Technician

Re: ZC2024-0002 / ZC 2024-0003 (Shops at Pembroke Gardens Residential)

The following are my comments regarding the above Site Plan:

- ~~1. Per discussion with developer and developer's attorney, PD-SL Guidelines were reviewed with the understanding that the applicant will do back to MXD proposal.~~
- ~~2. All the following comments stand, unless noted below.~~
- ~~3. Provide a full list of changes from PCD guidelines.~~
- ~~4. Table of contents is missing page numbers.~~
5. Clearly indicate time limited/to go parking on the Plans (Exhibit 8). Short-term parking cannot be counted towards the required parking; it must be surplus parking.
3/10/25- Not addressed.
4/16/25 – Not addressed
6. Current PCD guidelines require 5 parking spaces per 1,000 square feet for commercial space. Standard needs to be maintained.
3/10/25- Outdoor dining and short-term parking must be included in parking calculations. Commercial parking may be 4.25 parking spaces per 1,000 square feet.
4/16/25 - Short-term parking must be included in parking calculations
- ~~7. Percentage restriction for restaurant and entertainment uses needs to be added back to the guidelines.~~
8. All code references need to be updated to match the current version of the City's Land Development Code.
4/16/25 – Not addressed. Old sections are still referenced.
9. Provide narrative of how you meet the requirements for code section 155.453.
4/16/25 – Not addressed.
- ~~10. Ensure that the definitions are consistent with the current version of the City's Land Development Code.~~
11. How is density and residential units being applied to this project?

3/10/24- Provide letter from County authorizing use of 2.16.3 for proposed development.

4/16/25 – Not addressed.

- ~~12. Parking for residential must be a minimum of 2.0 spaces per unit.~~
- ~~13. Remove electric vehicle charging stations from Parking and Loading Requirements (Page 23, 10. b. 5).~~
- ~~14. On section 3 (Development Standards), the part that talks about Time-Limited parking conflicts with exhibit 8 (C. 10. d. 2) Page 24).~~
- ~~15. Section referenced on page 25 (12. e. 2) is wrong. Please correct it.~~
- ~~16. All references to PCD guidelines need to be amended to MXD.~~
- ~~17. On Page 35, change from recommended to required for the three (3) architectural changes (Section 5, B. 2. d.).~~
- ~~18. Master Sign Plan needs to be amended for any proposed residential signage via Miscellaneous Application.~~
- ~~19. Page numbers are inconsistent.~~
- 20. Provisions for temporary tenants need to be established. Provide criteria for staff review.

3/10/24 – Staff will support a maximum of 1 year for temporary tenants to be established.

4/16/25 – Not addressed.

- ~~21. Valet parking needs to be included in the residential portion of the guidelines, if proposed for the residential development.~~
 - 22. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.
 - ~~23. 3/10/25- Residential setbacks should be consistent with overall project setbacks if MXD is being proposed.~~
 - ~~24. 3/10/25- Lot coverage does not add up (page 7 PDSL Guidelines).~~
 - 25. 3/10/25- Make sure all Code sections are consistent.
- 4/16/25 – Not addressed.**
- 26. 3/10/25- Clarify guest parking requirement for residential.
- 4/16/25 - Not addressed.**
- ~~27. 3/10/25- Clarify percentage cap for compact parking.~~
 - 28. 3/10/25- Provide existing tenant façade change process and procedure, if desired.

29. **3/10/25- Provide updated valet plan and regulations.**
30. **3/10/25- Reference City Code sections 155.685- 155.692 under Site Lighting (page 16 PCD Guidelines).**
31. ~~**3/10/25- Master Sign Plan requires a separate application, however, see initial comments below:**~~
- ~~• **Blade signs should be allowed, not required. Revise wording.**~~
 - ~~• **Clarify approval process for residential signage.**~~
 - ~~• **City approval is required for murals and super graphics (page 14).**~~
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33. **4/16/25 – Clarify for residential use it is restricted to multifamily. R-MF allows a variety of housing types.**
34. **4/16/25 – Residential building height should be “one hundred (100) feet or 8 stories, whichever is less”.**
35. **4/16/25 – Provide clarification of where the varying parking space sizes are permit and if there is a restriction on the number of each type allowed.**
36. **4/16/25 – The residential colors and materials should not fall under the Inline Retailer Storefronts section.**
37. **4/16/25 – I would recommend not restricting the residential colors and materials. Any change later on would require a MXD amendment.**
38. **4/16/25 – Existing tenant storefront modifications approval process shall be determined by staff. As written, this is in conflict with approval process matrix within the development standards section**
39. **4/16/25 – Section 6 is in conflict with the Master Sign Plan.**
40. **4/16/25 – Section 7A. If the property ownership changes for either site, the owners would be in violation of the guidelines.**
41. **4/16/25 – Exhibit 8 is still referenced in the guidelines.**
42. **4/16/25 – Provide written response to all comments. Do not pick and choose which comments you want to respond too.**

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: April 14, 2025
To: ZC 2024-0002, 0003 file
From: Joseph Yaciuk, Assistant Director
Re: Pembroke Gardens

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

*Note – Comments within this fourth revision have been modified to reflect changes in development strategies related to this property.

1. Applicant opted to submit site plan and design guidelines concurrently on first review.
2. Note that the applicants have changed their approach toward this plan since their initial submittal. Post submittal #1, the applicant has chosen to reduce the number of units on the property from the first submittal.
3. On the current submittal, the applicant again chose to revise their plan. The applicant chose to resubmit for MXD consideration. The current review is based on the future development of 308 residential units on a new residential parcel and a modified commercial parcel with no reduction to commercial development on the property.

COMMENTS:

1. Provide notification according to the Code Requirements. *Section 155.302.*
2. The justification statement will need to be updated based on comments made within this review.
3. Please coordinate with BCPC regarding the utilization of rule 2.16.3. Provide staff with the following:
 - a. A copy of 2.16.3 and a response for each criterion
 - b. A calculation on how you are to achieve density necessary to have 308 units on this property.
 - c. Legally binding commitment to restrict certain units on property to certain affordability levels for a duration consistent with 2.16.3.
4. Please provide any agreements the County will require for you to move forward with the density bonuses. (restrictive covenant)
5. Who will be responsible for monitoring compliance of County Administrative Rule 2.16.3? If the County will monitor, please provide a letter from them acknowledging monitoring. Please note – Should the project be built and the city be required to monitor, the city will require regular compliance reports showing that you meet unit affordability requirements.

6. Suggest you consider lower income units in addition to moderate units proposed for this project. According to Broward County rules, low-income units require less flex unit allocation from the city and address a critical need within the city.
7. Suggest adding the density bonuses and affordability requirements into the MXD guidelines to memorialize the use.
8. Provide any studies that you may feel are necessary to address any standards that deviate from typical city requirements. Updated parking study,
9. MXD guidelines – The guidelines need to delineate the residential and commercial parcels of this site on a map with legal descriptions as part of the attachments. Each parcel shall designate the maximum development assigned to each parcel. This maximum development list should be included as part of Section 3 – Development Standards.
10. Please check the entire document to make sure that the lettering and numbering are accurate and sequential.
11. Prefer structure for guidelines to be distributed in the following manner.
 - a. General guidelines – Those required for the entire site.
 - b. Commercial guidelines – Those required for the commercial parcel (referencing B-3 Zoning)
 - c. Residential guidelines – Those referencing residential parcel only (referencing R-MF Zoning).
12. Maximum density per acre is not consistent with underlying land use or flex allocation request. Please remove.
13. Lot coverage and open space calculations must meet the minimums expected because of the proposed 308-unit addition. Calculations need to be provided to justify those requests.
14. Verify that you have provided a traffic study to substantiate those revised parking ratios. Make sure your study unit count matches that proposed with the site plan.
15. Parking space dimension change does not delineate which spaces are allowed to be reduced (garage spaces only?). Need more specificity regarding where those smaller spaces apply and justification for them to be used.
16. The applicant removed electric vehicle parking spaces from guidelines. Please be aware that the site plan for the residential units will require a sustainability statement. Staff encourage electric vehicle charging in large shopping centers as well as luxury apartment buildings as an amenity for their guests. At minimum, you may wish to consider running conduits for certain spaces where electric vehicle charging stations may be installed in the future.
17. Time-limited parking may only be designated to non-required (excess) parking spaces.

18. Please provide a statement in the guidelines that describes the nature of parking between the residential and commercial parcels. Will a certain amount of residential parking be shared with the commercial and therefore be able to be counted toward both uses? Please note that cross-access and shared parking agreements will be required at the residential site plan review if that is the case.
19. Temporary tenants – City has worked with the developer to allow temporary tenants time to establish prior to making façade improvements. The city will allow the following:
- a. Temporary tenants shall be allowed no more than one year of temporary occupancy on the site before requiring façade improvements to be made. This one-year timetable applies to the temporary tenant within the entire center, meaning a temporary tenant cannot move from bay to bay to restart this timetable.
20. Site lighting – I would suggest you remove the specificity of the lighting sources within the MXD guidelines. I'd suggest a reference to Code requirements and lighting to be approved by the shopping center owner and Pembroke Pines. You may also wish to use language which requires driveway lighting (residential and commercial) to be consistent. (so that there is some sense of unifying elements between residential and non-residential). Be aware that the lighting CCT is different for residential and non-residential properties. You may wish to keep the same CCT for common driveways throughout the site.
21. Suggest landscape guidelines are also broken down in the following manner:
- a. General guidelines – Entire property
 - b. Commercial guidelines
 - c. Residential Parcel guidelines
22. Landscape guidelines (residential) – I see no guidelines listed within the document that address 155.662 (B) given the fact that you suggested you are unable to meet this requirement within your site plan. I discussed possibilities with her on a call, however, it is up to you all to provide within the documents and get landscape approval.
- Please update existing storefront updates with provisions related to approvals in the following manner: **Contact staff for more information.**
- a. Landlord approval
 - b. Administrative approvals by staff
 - c. P&Z approvals
23. Side of corner buildings. Staff requests the owner create a policy regarding the painting of these sides by tenants. It appears certain tenants wish to paint these sides, where other owners choose to not do so.

MEMORANDUM

March 12, 2025

From: Yelena Hall
Landscape Planner/ Inspector

Re: (ZC2024-0002) Pembroke Gardens Residential MXD Amendments

The City of Pembroke Pines Planning Division has conducted a landscape plan review for the above-referenced property. The following items need to be addressed prior to this project being approved.

Landscape Inspection Comments:

Please be advised that with each round of review, a new approach has been submitted for consideration. The approach to this project has changed on three (3) separate occasions, with each review generating new comments for revision.

1. If the proposed development is to be reviewed under the PDSL guidelines, the site plan must comply with Sections 155.656 to 155.668 of the City's Code of Ordinances, unless specifically exempted in provided guidelines. The current site plan does not appear to conform to the referenced sections. Please provide an explanation of how these requirements will be met.
2. PDSL Section 4 A. references the requirement for Florida Fancy materials with 4" caliper, 8 feet of clear trunk, and 20 feet in height – none of the proposed plant material on the Plant Schedule is meeting this requirement. Please review the proposed guidelines and verify that they are being properly enforced on the site plan.
3. Further comments will be provided once complete and accurate information is submitted for review. It may be beneficial to schedule a meeting with staff to discuss the new approach once it has been determined.

Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Should you have any questions pertaining to DRC comments please contact me directly.

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025
954.392.2100 (Office) • yhall@ppines.com
City Hall Hours: Monday to Thursday 7am to 6pm – Closed Friday
Online Access: [Pines Web Services](#)
Consider the environment before printing this email.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: March 10, 2025
To: ZC 2024-0002, 0003 file
From: Joseph Yaciuk, Assistant Director
Re: Shops at Pembroke Gardens – PD-SL Guidelines

*Note – Comments within this third revision have been modified to reflect changes in development strategies related to this property.

1. Applicant opted to submit site plan and design guidelines concurrently on first review.
2. Note that the applicant has changed their approach toward this plan since their initial submittal. Post submittal #1, the applicant has chosen to reduce the number of units on the property from the first submittal.
3. On the current submittal, the applicant again chose to revise their plan. The applicant chose to submit for PD-SL consideration despite objections from staff. The applicant also decided to change their approach toward obtaining density by utilizing 2.16.3 instead of 2.16.4 of the Broward County administrative rules. To date, city staff is unaware as to whether the applicant has conferred with the Broward County Planning Council on their new approach.

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. The item will be reviewed as a PD-SL request, however staff highly recommends that you convert this to MXD to take advantage of the mixtures of uses.
2. Page 1 – Convert to MXD
3. Page 2 – Update section to discuss mixture of uses within the Mixed Use District.
4. Page 3 – Only provide definitions for terms actually used within the document.
5. Page 7 – Height - Is this something you want to lower if your intent is not to use the 100 feet?
6. Page 7 – Setbacks - Why not make the parcel bigger to accommodate an increased setback? MXD likely eliminates certain setback requirements.
7. Page 7 – Minimum unit Size – Please note that size is smaller than typical Code.

8. Page 7 – Lot Coverage and Open Space - How can your lot coverage and open space exceed 100%?
9. Page 7 – Parking - Subject to director approval. What about commercial property ratio? Will you be updating that ratio separately? Will parking be shared or solely for the use of the residential? How will you ensure that residents and visitors will not use commercial parking at Shops to park residents.
10. Page 7 - Parking Spaces, size and type - Number of compact parking permitted?
11. Page 8 – Utilities – How are you handling lift station improvements to the property? I presume you will need to update the facilities to accommodate the development. If you are considering MXD... You may wish to consider rules for future development and upgrades?
12. Page 8- Site Lighting – Please reference section of the lighting Code. Residential lighting is not the same regulations as commercial.
13. Page 8 – FAR - How can you have a .37 FAR maximum and a 65% building coverage?
14. Page 9 – Landscape - Individual PD-SL properties not affiliated with the MXD require bufferyards with trees as they are separate properties. Be aware that alternative bufferyard requirements may come into effect on non-MXD properties should the commercial property expand in the future.
15. Page 12 – Signage guidelines – In a single-use residential PD-SL, there is no need for a master sign plan. Master sign plans are applicable in districts with multiple uses.

MEMORANDUM

March 10, 2025

To: Joseph Yaciuk
Planning Administrator

From: Julia Aldridge
Planner / Zoning Technician

Re: ZC 2024-0003 (Shops at Pembroke Gardens Residential)

The following are my comments regarding the above Site Plan:

1. Per discussion with developer and developer's attorney, PD-SL Guidelines were reviewed with the understanding that the applicant will do back to MXD proposal.
2. All the following comments stand, unless noted below.
3. Provide a full list of changes from PCD guidelines.
4. Table of contents is missing page numbers.
5. Clearly indicate time limited/to go parking on the Plans (Exhibit 8). Short-term parking cannot be counted towards the required parking; it must be surplus parking.
3/10/25- Not addressed.
6. Current PCD guidelines require 5 parking spaces per 1,000 square feet for commercial space. Standard needs to be maintained.
3/10/25- Outdoor dining and short- term parking must be included in parking calculations. Commercial parking may be 4.25 parking spaces per 1,000 square feet.
- ~~7. Percentage restriction for restaurant and entertainment uses needs to be added back to the guidelines.~~
8. All code references need to be updated to match the current version of the City's Land Development Code.
9. Provide narrative of how you meet the requirements for code section 155.453.
10. Ensure that the definitions are consistent with the current version of the City's Land Development Code.
11. How is density and residential units being applied to this project?
3/10/24- Provide letter from County authorizing use of 2.16.3 for proposed development.
- ~~12. Parking for residential must be a minimum of 2.0 spaces per unit.~~

- ~~13. Remove electric vehicle charging stations from Parking and Loading Requirements (Page 23, 10. b. 5).~~
- ~~14. On section 3 (Development Standards), the part that talks about Time-Limited parking conflicts with exhibit 8 (C. 10. d. 2) Page 24).~~
- ~~15. Section referenced on page 25 (12. e. 2) is wrong. Please correct it.~~
16. All references to PCD guidelines need to be amended to MXD.
- ~~17. On Page 35, change from recommended to required for the three (3) architectural changes (Section 5, B. 2. d.).~~
18. Master Sign Plan needs to be amended for any proposed residential signage via Miscellaneous Application.
- ~~19. Page numbers are inconsistent.~~
20. Provisions for temporary tenants need to be established. Provide criteria for staff review.
3/10/24 – Staff will support a maximum of 1 year for temporary tenants to be established.
- ~~21. Valet parking needs to be included in the residential portion of the guidelines, if proposed for the residential development.~~
22. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.
23. **3/10/25- Residential setbacks should be consistent with overall project setbacks if MXD is being proposed.**
24. **3/10/25- Lot coverage does not add up (page 7 PDSL Guidelines).**
25. **3/10/25- Make sure all Code sections are consistent.**
26. **3/10/25- Clarify guest parking requirement for residential.**
27. **3/10/25- Clarify percentage cap for compact parking.**
28. **3/10/25- Provide existing tenant façade change process and procedure, if desired.**
29. **3/10/25- Provide updated valet plan and regulations.**
30. **3/10/25- Reference City Code sections 155.685- 155.692 under Site Lighting (page 16 PCD Guidelines).**
31. **3/10/25- Master Sign Plan requires a separate application, however, see initial comments below:**
 - **Blade signs should be allowed, not required. Revise wording.**
 - **Clarify approval process for residential signage.**

- **City approval is required for murals and super graphics (page 14).**
- **Make sure there are no conflicts between prohibited signage and permitted signage.**
- **Regulations regarding signs need to be established in document, not just exhibits.**
- **Additional comments may follow with formal submittal.**

MEMORANDUM

March 10, 2025

To: Joseph Yaciuk
Planning Administrator

From: Julia Aldridge
Planner / Zoning Technician

Re: ZC 2024-0002 (Shops at Pembroke Gardens Residential)

The following are my comments regarding the above Site Plan:

1. Applicant modified request to PD-SL instead of MXD. If request changes again, further comments may apply. All the following comments stand, unless noted below.
2. Provide a full list of changes from PCD guidelines.
10/2/24 – Not provided.
3. Table of contents is missing page numbers.
10/2/24 – Not provided.
4. Clearly indicate time limited/to go parking on the Plans (Exhibit 8). Short-term parking cannot be counted towards the required parking; it must be surplus parking.
10/2/24 – Short-term/time-limited parking must be surplus and cannot be counted towards required parking.
3/10/25- Not addressed.
5. Current PCD guidelines require 5 parking spaces per 1,000 square feet for commercial space. Standard needs to be maintained.
10/2/24 – Not addressed.
3/10/25- Outdoor dining and short- term parking must be included in parking calculations. Commercial parking may be 4.25 parking spaces per 1,000 square feet.
- ~~6. Percentage restriction for restaurant and entertainment uses needs to be added back to the guidelines.~~
- ~~7. All code references need to be updated to match the current version of the City's Land Development Code.~~
~~**10/2/24 – References on the following pages are wrong: page 5, page 12 and page 13. Also, on page 30 the signage references should go from 155.695 to 155.6108.**~~
- ~~8. Provide narrative of how you meet the requirements for code section 155.453.~~

- ~~9. Ensure that the definitions are consistent with the current version of the City's Land Development Code.~~
10. How is density and residential units being applied to this project?
10/2/24 – Staff will not support proposed density and residential units.
Consider a land use amendment or a reduction in the number of proposed units.
3/10/24- Provide letter from County authorizing use of 2.16.3 for proposed development.
- ~~11. Parking for residential must be a minimum of 2.0 spaces per unit.~~
10/2/24 – Staff will not support a parking ratio of less than 2.0.
- ~~12. Remove electric vehicle charging stations from Parking and Loading Requirements (Page 23, 10. b. 5).~~
- ~~13. On section 3 (Development Standards), the part that talks about Time-Limited parking conflicts with exhibit 8 (C. 10. d. 2) Page 24).~~
10/2/24 – Not provided (exhibits are missing on this submittal).
- ~~14. Section referenced on page 25 (12. e. 2) is wrong. Please correct it.~~
10/2/24 – If kiosks are being considered and shown on the plans, parking needs to be provided. If there is no parking provided, kiosks must be removed from the plans.
- ~~15. All references to PCD guidelines need to be amended to MXD.~~
- ~~16. On Page 35, change from recommended to required for the three (3) architectural changes (Section 5, B. 2. d.).~~
17. Master Sign Plan needs to be amended for any proposed residential signage via Miscellaneous Application.
10/2/24 – On going.
3/10/25- On going.
- ~~18. Page numbers are inconsistent.~~
19. Provisions for temporary tenants need to be established. Provide criteria for staff review.
10/2/24 – Staff will support a maximum of 1 year for temporary tenants to be established.
3/10/25- On going.
- ~~20. Valet parking needs to be included in the residential portion of the guidelines, if proposed for the residential development.~~
21. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which

may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.

22. Master sign plan needs to be provided with the next round of reviews, or we will not be able to conduct our review.

MEMORANDUM

October 17, 2024

From: Yelena Hall
Landscape Planner/ Inspector

Re: (ZC2024-0002) Pembroke Gardens Residential MXD Amendments v2

The City of Pembroke Pines Planning Division has conducted a landscape plan review for the above-referenced property. The following items need to be addressed prior to this project being approved.

Landscape Inspection Comments:

1. Modify MXD guidelines to clarify parking requirements for the Residential parcel. **Response: A residential infill project on a smaller lot, which contains structured parking does not require parking lot screening. The surface level of the structured (garage) parking should have a minimum solid architectural screening of 30" or be solid.** An architectural screening will not be satisfactory, as per LDC SEC. 155.661 (J) – a continuous perimeter hedge is required abutting other properties, to be installed at minimum 36-inches tall. Additionally, species diversification for shrubs is required as per LDC SEC. 155.661 (K). Current revision has a section clarifying parking requirements for commercial use areas, but not residential use. This is to be updated and added to the guidelines.
2. MXD Section 4 B. – Define what a street tree is as described on proposed MXD guideline revision. Clarify difference between 'street' and 'shade' trees. If they are the same, information should be reduced to eliminate confusion.
3. As per proposed MXD Section 4. B "Street trees are to be installed at 20-feet in height with 8-foot clear trunk." None of the proposed canopy trees for Building A or B are 20-feet tall at planting. Please clarify. **Response: The size of the trees shown in the landscape tree schedules have increased the size of the trees to meet the street tree requirement.** None of the trees on L6-5-01 are proposed at such a height.
4. The clear trunk requirement must be increased. As per LIAF, trees should have a 40-50% clear trunk depending upon the total height of the tree. Due to the recent Code Amendment, it was required that vertical clearance for over sidewalks should be a minimum of 10 feet and vertical clearance for roadways must be a minimum of 15 feet due to Fire Code Requirements.
5. As per MXD SEC. 4 (B) Plant Material – Residential Use – states that trees must be installed 10 feet from the face of the building. Currently it appears that many trees proposed along the proposed buildings appear to be closer than 10 feet from the building.
6. MXD SEC. 4 (B) states that "where palms are specified, the minimum size shall be 8' of clear wood and provide Florida Fancy specifications.". None of the proposed palms on the plans are Florida Fancy specification.
7. As per the MXD guidelines, it reads that plantings along interior streets should be a Florida Fancy specification, and have the same requirement for height, trunk, dbh requirements as those of street trees (min 20 feet tall, etc). The way staff interpret this is that all plantings along either building or the garage are abutting an interior street, therefore they all should be proposed to be Florida Fancy. The only species proposed at FL #1 should be the interior plantings at the courtyards.
8. Additional comments may apply.

Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Should you have any questions pertaining DRC comments please contact me directly.

YELENA HALL

LIAF Certified Landscape Inspector #21-259

Planning and Economic Development Department

City of Pembroke Pines

601 City Center Way

Pembroke Pines, FL 33025

954.392.2100 (Office) • yhall@ppines.com

City Hall Hours: Monday to Thursday 7am to 6pm – Closed Friday

Online Access: [Pines Web Services](#)

Consider the environment before printing this email.

MEMORANDUM

October 2, 2024

To: Joseph Yaciuk
Planning Administrator

From: Laura Arcila Bonet
Planner / Zoning Technician

Re: ZC 2024-0003 (Shops at Pembroke Gardens Residential)

The following are my comments regarding the above Site Plan:

1. Provide a full list of changes from PCD guidelines.
10/2/24 – Not provided.
2. Table of contents is missing page numbers.
10/2/24 – Not provided.
3. Clearly indicate time limited/to go parking on the Plans (Exhibit 8). Short-term parking cannot be counted towards the required parking; it must be surplus parking.
10/2/24 – Short-term/time-limited parking must be surplus and cannot be counted towards required parking.
4. Current PCD guidelines require 5 parking spaces per 1,000 square feet for commercial space. Standard needs to be maintained.
10/2/24 – Not addressed.
- ~~5. Percentage restriction for restaurant and entertainment uses needs to be added back to the guidelines.~~
6. All code references need to be updated to match the current version of the City's Land Development Code.
10/2/24 – References on the following pages are wrong: page 5, page 12 and page 13. Also, on page 30 the signage references should go from 155.695 to 155.6108.
- ~~7. Provide narrative of how you meet the requirements for code section 155.453.~~
- ~~8. Ensure that the definitions are consistent with the current version of the City's Land Development Code.~~
9. How is density and residential units being applied to this project?
10/2/24 – Staff will not support proposed density and residential units. Consider a land use amendment or a reduction in the number of proposed units.

10. Parking for residential must be a minimum of 2.0 spaces per unit.
10/2/24 – Staff will not support a parking ratio of less than 2.0.
- ~~11. Remove electric vehicle charging stations from Parking and Loading Requirements (Page 23, 10. b. 5).~~
12. On section 3 (Development Standards), the part that talks about Time-Limited parking conflicts with exhibit 8 (C. 10. d. 2) Page 24).
10/2/24 – Not provided (exhibits are missing on this submittal).
13. Section referenced on page 25 (12. e. 2) is wrong. Please correct it.
10/2/24 – If kiosks are being considered and shown on the plans, parking needs to be provided. If there is no parking provided, kiosks must be removed from the plans.
- ~~14. All references to PCD guidelines need to be amended to MXD.~~
- ~~15. On Page 35, change from recommended to required for the three (3) architectural changes (Section 5, B. 2. d.).~~
16. Master Sign Plan needs to be amended for any proposed residential signage via Miscellaneous Application.
10/2/24 – On going.
- ~~17. Page numbers are inconsistent.~~
18. Provisions for temporary tenants need to be established. Provide criteria for staff review.
10/2/24 – Staff will support a maximum of 1 year for temporary tenants to be established.
- ~~19. Valet parking needs to be included in the residential portion of the guidelines, if proposed for the residential development.~~
20. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.
21. Master sign plan needs to be provided with the next round of reviews, or we will not be able to conduct our review.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: October 2, 2024
To: ZC 2024-0002, 0003 file
From: Joseph Yaciuk, Assistant Director
Re: Shops at Pembroke Gardens

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

*Note – applicant is opting to submit site plan and design guidelines concurrently for review. Therefore, as design guidelines change, comments regarding the site plan may be added or subtracted.

1. Provide a letter summarizing all changes to the guidelines from the existing PCD.
2. Provide notification per Code Requirements. Section 155.302. Still Need
3. Land Use not consistent with proposed use. Please provide a formal request as to how you all plan to obtain this residential density. If considering Broward County Administrative rule provisions, please provide a full summary of the rule as well as a response to every single requirement. Please note that the allowance of certain administrative rules are at the discretion of the City. The city may determine not to accept those rules based on the details that you provide. Staff will consult with legal as to the process to consider this rule after all supporting information has been submitted to the satisfaction of staff. Upon resubmittal, staff has reviewed the proposal for market-rate apartments and does not see where the proposal will provide affordable housing to the city. In addition, the city has concerns about the potential impacts of 598 units on this property. Therefore, city staff does not support utilizing provisions of the Broward County administrative rules document on this property.
4. ~~Need written verification from the Broward County Planning Council that any County policy being suggested on this property is applicable based on their understanding of the development proposal and underlying land use.~~
5. Plat note is inconsistent with proposal. Need Land Use Plan amendment approval or other residential unit allocation to qualify for a plat note change.
6. Planning and Zoning Board and City Commission approval will be required as this item results in the creation of an ordinance. Still Need.
7. Planning and Zoning Board and City Commission approval will be required as this building is over 50 feet in height and is proposed to be within a Planned District (MXD). Still Need.
8. Please review your development standards and verify that the proposal is fully compliant with the regulations as well as the purpose and intent of section 155.453 of the Code of Ordinances.
9. Are there any changes to the commercial regulations compared to those within commercial PCD? If so, please provide differences on separate sheet. Need sheet.

10. Please provide a comparative chart of the residential development standards vs the Residential Multifamily (R-MF) zoning standards. If you propose regulations that differ, then provide a justification for such a change. I would avoid justifications that have no rational basis for request.
11. ~~Page 20 – Make sure that you clearly indicate that B-3 standards will be for commercial, and R-MF will be for residential.~~
12. ~~Verify open space requirements matches the city definition.~~
13. Page 22 – Density of 25 units / acre proposed exceeds proposal allowances.
14. ~~Page 22 – Residential setbacks (reference: R-MF) if the same.~~
15. Page 22 – Unit size does not meet minimum for R-MF district. **Applicant provided response with .**
16. ~~Verify that all sections referenced within the MXD are up to date and reflective of the latest LDC update. If not, please update to the proper sections.~~
17. Page 23 – Valet parking to be limited to commercial sites only?*
18. Page 25 – Need updated reference to 12. e(2) ((4(a)(2)) in kiosks section*
19. Page 26 – Section 116 no longer exists. See comment #15.*
20. Page 26 – Verify that 15-foot one way drive aisle is acceptable to the engineering and fire department. Current allowance is 20 feet which is generally consistent with Fire Prevention Bureau request.*
21. Page 27 – City will need to review FAR requirements as it relates to mixed use development prior to confirming request is acceptable.*
22. Page 28 – Please explain page 28 landscape standards and why this needs to be included within the guidelines instead of the requirements existing in the City Code.*
23. Parking ratio of 1.6 for residential is not acceptable for staff. Parking should be 2.0 or higher per unit. Why are you lowering parking from 5 spaces per 1000 square feet to 4.5 spaces with no change to non-residential buildings? **Parking ratios are not supportable by staff.**
24. Food/beverage/entertainment cap (35%) for parking was established with the PCD to ensure that enough parking would be provided for the site. If you wish to remove the restaurant parking cap, then the entire site should revert to current Code requirements. *
25. Need revised parking chart provided showing all commercial tenants, residential, and outdoor dining. Parking demand must be shown.*
26. Page 31 – Please explain how architecture changes in section 5 meet the following MXD standard per City Code:

Architectural requirements. (a) A consistent architectural theme including, but not limited to, scale, colors, textures and materials shall be required.
27. Be aware that the purpose and intent of the guidelines will be re-evaluated in the site plan submittals. You may wish to clarify the intended uses in the guidelines. You may also wish to ensure that all existing provisions can be constructed on site.*
28. Verify that all exhibits are consistent with new proposal.*

***Please note that response letter (Miskel Backman for Planning) only addressed up to comment 12. Therefore, comment responses will need to be provided .**

MEMORANDUM

June 25, 2024

To: Joseph Yaciuk
Planning Administrator

From: Laura Arcila Bonet
Planner / Zoning Technician

Re: ZC 2024-0003 (Shops at Pembroke Gardens Residential)

The following are my comments regarding the above Site Plan:

1. Provide a full list of changes from PCD guidelines.
2. Table of contents is missing page numbers.
3. Clearly indicate time limited/to go parking on the Plans (Exhibit 8). Short-term parking cannot be counted towards the required parking; it must be surplus parking.
4. Current PCD guidelines require 5 parking spaces per 1,000 square feet for commercial space. Standard needs to be maintained.
5. Percentage restriction for restaurant and entertainment uses needs to be added back to the guidelines.
6. All code references need to be updated to match the current version of the City's Land Development Code.
7. Provide narrative of how you meet the requirements for code section 155.453.
8. Ensure that the definitions are consistent with the current version of the City's Land Development Code.
9. How is density and residential units being applied to this project?
10. Parking for residential must be a minimum of 2.0 spaces per unit.
11. Remove electric vehicle charging stations from Parking and Loading Requirements (Page 23, 10. b. 5).
12. On section 3 (Development Standards), the part that talks about Time-Limited parking conflicts with exhibit 8 (C. 10. d. 2) Page 24).
13. Section referenced on page 25 (12. e. 2) is wrong. Please correct it.
14. All references to PCD guidelines need to be amended to MXD.
15. On Page 35, change from recommended to required for the three (3) architectural changes (Section 5, B. 2. d.).
16. Master Sign Plan needs to be amended for any proposed residential signage via Miscellaneous Application.
17. Page numbers are inconsistent.

18. Provisions for temporary tenants need to be established. Provide criteria for staff review.
19. Valet parking needs to be included in the residential portion of the guidelines, if proposed for the residential development.
20. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.

MEMORANDUM

June 20, 2024

From: Yelena Hall
Landscape Planner/ Inspector

Re: (ZC2024-0002) Pembroke Gardens Residential MXD Amendments

The City of Pembroke Pines Planning Division has conducted a landscape plan review for the above-referenced property. The following items need to be addressed prior to this project being approved.

Landscape Inspection Comments:

1. Modify MXD guidelines to clarify parking requirements for the Residential parcel.
2. MXD Section 4 B. – Define what a street tree is as described on proposed MXD guideline revision.
3. As per proposed MXD Section 4. B "Street trees are to be installed at 20-feet in height with 8-foot clear trunk." None of the proposed canopy trees for Building A or B are at 20-feet tall at planting. Please clarify.
4. Additional comments may apply.

Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Should you have any questions pertaining DRC comments please contact me directly.

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025
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Online Access: [Pines Web Services](#)
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PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: June 12, 2024
To: ZC 2024-0002, 0003 file
From: Joseph Yaciuk, Assistant Director
Re: Shops at Pembroke Gardens

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

*Note – applicant is opting to submit site plan and design guidelines concurrently for review. Therefore, as design guidelines change, comments regarding the site plan may be added or subtracted.

1. Provide a letter summarizing all changes to the guidelines from the existing PCD.
2. Provide notification per Code Requirements. *Section 155.302.*
3. Land Use not consistent with proposed use. Please provide a formal request as to how you all plan to obtain this residential density. If considering Broward County Administrative rule provisions, please provide a full summary of the rule as well as a response to every single requirement. Please note that the allowance of certain administrative rules are at the discretion of the City. The city may determine not to accept those rules based on the details that you provide. Staff will consult with legal as to the process to consider this rule after all supporting information has been submitted to the satisfaction of staff.
4. Need written verification from the Broward County Planning Council that any County policy being suggested on this property is applicable based on their understanding of the development proposal and underlying land use.
5. Plat note is inconsistent with proposal.
6. Planning and Zoning Board and City Commission approval will be required as this item results in the creation of an ordinance.
7. Planning and Zoning Board and City Commission approval will be required as this building is over 50 feet in height and is proposed to be within a Planned District (MXD).
8. Please review your development standards and verify that the proposal is fully compliant with the regulations as well as the purpose and intent of section 155.453 of the Code of Ordinances.
9. Are there any changes to the commercial regulations compared to those within commercial PCD? If so, please provide differences on separate sheet.
10. Please provide a comparative chart of the residential development standards vs the Residential Multifamily (R-MF) zoning standards. If you propose regulations that differ, then provide a justification for such a change. I would avoid justifications that have no rational basis for request.
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16. Verify that all sections referenced within the MXD are up to date and reflective of the latest LDC update. If not, please update to the proper sections.
17. Page 23 – Valet parking to be limited to commercial sites only?
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24. Food/beverage/entertainment cap (35%) for parking was established with the PCD to ensure that enough parking would be provided for the site. If you wish to remove the restaurant parking cap, then the entire site should revert to current Code requirements.
25. Need revised parking chart provided showing all commercial tenants, residential, and outdoor dining. Parking demand must be shown.
26. Page 31 – Please explain how architecture changes in section 5 meet the following MXD standard per City Code:
Architectural requirements. (a) A consistent architectural theme including, but not limited to, scale, colors, textures and materials shall be required.
27. Be aware that the purpose and intent of the guidelines will be re-evaluated in the site plan submittals. You may wish to clarify the intended uses in the guidelines. You may also wish to ensure that all existing provisions can be constructed on site.
28. Verify that all exhibits are consistent with new proposal.

SUBJECT SITE AERIAL PHOTO Shops at Pembroke Gardens Text Amendment (ZC2024-0003, PRJ2024-0009)

