

Pembroke Gardens

~~THE SHOPS AT~~ PEMBROKE GARDENS ~~PCD~~ MXD DESIGN GUIDELINES

Submitted and Presented on **insert date here** to Planning and Zoning Board

Section 1 INTRODUCTION AND INTENT OF THE GUIDELINES

~~Shops at~~ Pembroke Gardens is a project designed to promote a vibrant, dynamic and successful, pedestrian oriented mixed-use environment with retail and residential uses. ~~Shops at~~ Pembroke Gardens is located on approximately forty (40) acres within the City of Pembroke Pines, Florida, bounded on the north by Pines Boulevard and on the west by I-75 and located north of Pembroke Road and west of 145th Avenue. See Exhibit 1, Master Plan.

~~Shops at~~ Pembroke Gardens will provide a unique mixed-use development with a multi-family residential use and a pedestrian oriented shopping experience consisting of a variety of national, regional and local retailers. These guidelines are intended to provide regulations for the residential development while still allowing for sufficient flexibility to each retailer to bring forth its unique image and identity, resulting in a true downtown mixed-use shopping experience with pedestrian oriented design and connectivity between the mix of uses that complement each other.

These guidelines are not intended to serve as a summary of all documents affecting ~~Shops at~~ Pembroke Gardens. If there is an omission in these criteria with respect to any property development regulations or a property development regulation is not specifically mentioned, the applicable City of Pembroke Pines code requirement shall apply. Alternatively, these criteria may be amended to address the omission. All references to other City Codes shall also include any amendments made to those codes from time to time. Any future building additions shall be processed consistent with MXD PCD guidelines processed through Planning and Zoning. Signage specifications and guidelines are listed here within. Any future additions or modifications to signage will be reviewed as part of a Master Sign Plan.

Section 2 DEFINITIONS

The following definitions shall apply to these design guidelines. Where a Section number is referenced, it shall refer to the City of Pembroke Pines, Zoning Code and indicates that the definition stated is as provided in the Zoning Code. Any term not defined in this Section 2 or elsewhere in these guidelines shall have the meanings found in the City of Pembroke Pines Zoning Code.

ADVERTISING. Any form of public announcement intended to aid, directly or indirectly, in the sale, use, or promotion of a product, commodity, service, activity, or entertainment. (§ 155.316203)

AGGREGATE GRAPHIC AREA. The accumulated or total graphic area of all existing and proposed signage of a single type (ground, projecting or wall) utilized on a given building frontage or property frontage.

ANCHOR RETAILER. The retailer located in Building 1000 as shown on **Exhibit 1**, Master Plan.

ANIMATED SIGN. ~~A sign which utilizes motion of any part by any means, or displays flashing, oscillating, or intermittent lights.~~ A sign which utilizes action, motion, lights or color change and features graphics and illustrations. (§ 155.316203).

ANNOUNCING SIGN: A sign informing the public about a project to be under construction or an intended use of the premises in the immediate future. (§ 155.203)

BLADE SIGN. ~~A sign that is affixed to a canopy or the tenant's storefront.~~ A sign designed to serve pedestrians extended from the face of structure. (§ 155.203).

BUILDING. ~~Any structure, either temporary or permanent, having a roof, and used or built for the shelter or enclosure of persons, animals, chattels, or property of any kind. This definition shall include tents, awnings, or vehicles situated on private property and serving in any way the function of a building. The word **BUILDING** shall include the word **STRUCTURE**.~~ (§ 155.006). Any structure used or intended for supporting or sheltering any use or occupancy. (§155.203)

UNDER CANOPY SIGN. A sign attached to or hung from a canopy or covered structure projecting from and supported by a building, when that canopy or covered structure extends beyond the building, building line, or property line. (§ 155.316203).

DIGITAL SIGN – An LED digital sign designed to accommodate motorist on I-75, identifying tenants with in the Center, events, and promotional messaging including emergency management information. Messaging will be static rotating messaging per guidelines.

DIRECTORY SIGN. A ~~static or digital~~ sign that identifies all tenants in shopping centers, office, and/or industrial parks both as to identity location and functional use. ~~Directory signs are designed to expedite ease of locating inline shops within shopping centers and provide rotating advertising. These signs may~~ They shall be designed to accommodate either pedestrians or motorists, or both. (§ 155.316203)

ERECTED. Includes built, constructed, reconstructed, ~~moved upon,~~ or any physical operations on the premises required for building. ~~Excavation, fill, drainage, and the like shall be considered a part of erection. This may include excavation and ground remediation.~~ (§ 155.203006)

FACADE. ~~The entire building front, including main street wall face, including any parapet but not including glass or open areas. The entire exterior wall of a building facing a lot line measured from the grade to the eave or highest point of a flat or mansard roof. Facades may be on any elevation of the building.~~ (§ 155.203316)

FLOOR AREA. ~~Shall mean the gross floor area inside of the exterior walls. The sum of the gross horizontal areas of each floor of the principal building and any accessory buildings or structures, measured from the exterior walls or from the centerline of party walls. The term does not include any area used exclusively for the surface parking of motor vehicles (e.g., garage) or for building or equipment access, such as stairs, elevator shafts, and maintenance crawl space.~~ (§ 155.203251(G))

FRONTAGE OF A BUILDING. The side or wall of a building approximately parallel and nearest to a street. (§ 155.203006)

FRONTAGE OF A PROPERTY. The plot line which abuts a street or separates the plot from a the street. (§ 155.203006)

GRAPHIC. Any communication designed to be seen from any public place utilizing letters, words, numbers, symbols, pictures, color, illumination, geometric or non-geometric shapes or planes. The term “graphic” specifically includes the term “sign”, architectural decoration, mural, sculpture, show window display and outline lighting.

GRAPHIC AREA. The entire area enclosing the limits of wording, representation, emblem, or any figure or similar character, any of which form an integral part of the display or serves to differentiate such display from the structure to which it is affixed. Any background materials, color or area defined by a border or a frame shall be included as part of the Graphic Area.

~~GROUND SIGN or FREESTANDING SIGN~~ MONUMENT SIGN. ~~A self-supported structure not attached or affixed in any way to a building or any other structure with concealed means of support. (§ 155.316) A self-supported structure not attached or affixed in any way to a building or any structure, the face of which is enclosed, bordered, or contained within a box-like structure, frame, or other device, with no visible means of support. (§ 155.203)~~

HEIGHT OF BUILDING. ~~The vertical distance from the established grade at Shops at Pembroke Gardens of the front of the building to the highest point of the roof surface for a flat roof; to the deck line for a mansard roof; and to the mean height level between eaves and ridge for gable, hip, and gambrel roofs. The vertical distance from grade plane to the average height of the highest roof surface.~~ (§ 155.203006) Height of a building shall also include height of all towers, cupolas, and other architectural features.

HOTEL A building, or part thereof, in which sleeping accommodations are offered to the public, with no cooking facilities for use by the occupants, and in which there may be a public dining room for the convenience of the guests. Access to the sleeping rooms shall be through an inside lobby or office. (§ 155.206)

ILLUMINATED SIGN. Any sign having characters, letters, figures, designs, or outlines illuminated by electric lights or luminous tubes designed for that purpose, whether or not the lights or tubes are physically attached to the sign. (§ 155.316203)

INLINE RETAILER. Any retailer located in one of the following multi-tenant buildings of ~~Shops at Pembroke Gardens~~ as designated on **Exhibit 1**, Master Plan: Building 2000, Building 3000, Building 4000, Building 7000, Building 8000, Building 9000, Building 10000, Building 13000, and Building 14000.

INTERNAL ILLUMINATION. A light source concealed or contained within the sign which becomes visible by shining through a translucent surface. (§ 155.203316)

ITEM OF INFORMATION. ~~One syllable, symbol, abbreviation, broken plane, or discontinuous odd shape location in any one sign.~~ (§ 155.316)

KIOSK. Mobile or permanent structures retail merchandising units, not to exceed one hundred (100) square feet in area, located in the common areas of ~~Shops at Pembroke Gardens~~ as shown on Exhibit 1-A, Kiosk Plan and intended for the promotion, display and sale of items or for informational purposes.

NAMEPLATE IDENTIFICATION SIGN. A sign indicating the name, profession, or address of a person or persons residing on the premises or legally occupying the premises. (§ 155.316203)

NONCOMMERCIAL DIRECTION SIGN or INFORMATION SIGN. A sign located ~~on and relating to an activity on the premises upon which the sign is located; such as "Entrance," "Exit," "Caution," and "No Trespassing."~~ (§ 155.316)

DIRECTIONAL SIGN. A sign indicating the direction or location of a facility or service incidental to a use. Copy may include, but is not limited to "Entrance", "Exit", "Caution", and "No Trespassing". (§ 155.203)

OCCUPIED. Includes arranged, designed, built, altered, converted, rented, leased, or intended to be used **OCCUPIED.** (§ 155.203006)

OPEN SPACE. The area contained in a continuous, open space pedestrian system; consisting of permanently maintained walks and trails, drainage or retention areas and buffer yards, not less than ten feet wide; leading to a natural amenity, recreation facility, or commercial use; offering internal pedestrian walkways that are not part of the street network; may be counted as open space. The areas used for plazas and pedestrian connectivity are encouraged and will count toward open space. This includes transitional or multi-use spaces or pathways connecting from either man-made or natural features. (§ 155.653).

OUTPARCEL. A parcel of land situated away from and being external to the main parcel, which allows for an open, non-cluttered, and unobstructed business street frontage equal to or exceeding an open area 150 feet of frontage. (Ord. 548, passed 11-5-80) (§ 155.203006). ~~Shops at Pembroke Gardens~~ does not contain any Outparcels.

PARAPET. A wall-extension above the roof line of a building. (§ 155.203346)

PARKING. The temporary, transient storage of private passenger automobiles used for personal transportation, while their operators are engaged in other activities. This shall apply only to open-air storage of automobiles. It shall not include storage of new or used cars for sale, service, rental, or any other purpose than specified above. ~~PARKING as defined herein shall apply only to open-air storage of automobiles.~~ (§ 155.203006)

PARKING GARAGE: ~~a multi-level building in which people use to park their vehicles; Utilized as overflow parking, providing shade, and may also include EV charging stations. A building or other structure which provides parking for motor vehicles, excluding storage of inoperative motor vehicles. It may provide required off-street parking space for uses located on the same lot or on a lot contiguous to the use of the parking lot it is intended to serve. (§ 155.203).~~ Lower level may be developed as storage, restaurant or retail space, security office, meeting space, etc. available to the general public.

PERIMETER BUILDING. The following buildings as designated on **Exhibit 1**, Master Plan: Building 5000, Building 6000, Building 11000, Building 12000, and Building 15000. It is the intention that the Perimeter Buildings as defined shall be single-tenant buildings. Notwithstanding the foregoing, if a Perimeter Building becomes a multi-tenant building, then such Perimeter Building shall default to an Inline Retailer by definition until such building becomes a single-tenant building again.

PERMANENT SIGN. ~~Any sign, which when installed, is intended for permanent use. For the purposes of this subchapter a~~ Any sign with an intended use in excess of three months from the date of installation. ~~shall be deemed a PERMANENT SIGN.~~ (§ 155.316203)

POLE SIGN. ~~A sign erected upon a pole or poles which are visible and which is wholly independent of any building or other structure for support. (§ 155.316) A sign erected upon or printed on any material attached to a pole(s), stand, tent or frame which is visible and which is wholly independent of any building or other structure for support. (§ 155.203)~~

PRIMARY BUILDING FACE. The front of the building or that face of the building which provides primary customer access. (§ 155.203316)

PRIMARY FRONTAGE. That frontage designated by the owner/occupant to be the his primary use when his the business faces on two streets of at least secondary arterial designation. (§ 155.203316)

PROJECT SIGN. ~~A sign which identifies the construction of a building or a building complex.~~ (§ 155.316)

PUBLIC SAFETY SIGNS. Sign regarding the amount of cash in the register or the safe, as well as the hours of operation, open/closed, and emergency notification phone numbers, which are required by the city. ~~(public safety signs) are permitted for all businesses in the city provided that they do not exceed three (3) square feet in size.~~ Shall not exceed three square feet. (§ 155.316203)

RESTAURANT. ~~Shall not include a bar as a part thereof and shall have a table seating capacity of not less than 50 persons, exclusive of counter seats within the building. Sale of beer and wine shall be prohibited except at dining tables with meals during operational hours of 9 am — 2 am. A business where food is prepared for paying customers to be consumed on or off site.~~ (§ 155.203286)

RESTAURANT BAR. ~~A bar operated in connection with a restaurant by the same owner or management, in a business-zoned area, which restaurant has all necessary equipment and supplies for and serves full course meals regularly, and where the principal business is the serving of meals. A RESTAURANT BAR must have accommodations at all times for service of 125 or more patrons at tables, and occupying more than 2500 square feet of space inside a permanent building. The RESTAURANT BAR must be directly connected with the dining room and must serve only patrons of the restaurant. Stools shall be permitted at the bar and intoxicating liquors must be sold by the drink only from the bar. No package goods shall be sold from the bar, nor shall a package store be permitted at the location in connection with the dining room. The sale of beers, wines and liquors shall be prohibited, excepting during the time the restaurant is actually engaged in and open to the public for the serving of full course meals operating 9 am — 2:00 am. No sign of any kind or character shall be displayed on the restaurant or bar visible from the outside denoting that alcoholic beverages are sold therein. Sale of alcohol shall be allowed 9am — 2 am per Center operating hours. City Code does permit sales until 4 am. Center extended hours of alcohol sales past 2 am is at the discretion of Center Management. — (§ 155.286)~~
A bar operated in connection with a restaurant by the same owner or management in a business zoned area, which restaurant has all necessary equipment and supplies for and serves full-course meals regularly, and where the principal business is the serving of meals.
(§ 155.203)

SECONDARY BUILDING FACE. The rear or side of the building or that face of the building which provides secondary customer entrance.

SETBACK. The minimum distance between the street line, or base building line, and the front line ~~or side line~~ of the building or any projection thereof, excluding projections specifically permitted. (§ 155.203006)

SIGN. A device or representation for visual communication that is used for the purpose of bringing the subject thereof to the attention of others. (§ 155.316203)

SIGN AREA. The square-foot area enclosed by the perimeter of the aggregate sign face. When a sign, composed of letters only, is designed to be compatible with a particular architectural style, the sign area is the sum of the area of the smallest contiguous rectangles or circles capable of containing one letter. In all other cases, the area is enclosed by the perimeter line enclosing all letters. (§ 155.316203)

SIGN FACE. That part of the sign that is or can be used for communication purposes visible from one direction. (§ 155.316203)

STOREFRONT. The entire lineal distance from the centerline of a retailer's demising walls.

STREET. ~~A public thoroughfare 20 feet or more in width which affords the principal means of access to abutting property. The entire width between the boundary lines of every way or place of whatever nature when any part thereof is open to the use of the public for purposes of vehicular traffic.~~ (§ 155.203006)

STRUCTURE. ~~Anything constructed or erected, which requires location on the ground or which is attached to an object having a location on the ground. A building of any kind, either temporary or permanent, which has a roof over it, together with the curtilage thereof.~~ (§ 155.20316)

TEMPORARY SIGN. Any sign intended for use not permanent in nature. ~~including movable signs not secured or attached to the ground.~~ (§ 155.203)

USE. The purpose for which land or a structure thereon is designed, arranged, or intended, to be occupied or utilized, or for which it is occupied or maintained. (§ 155.203006)

WALL SIGN. A sign which is approximately parallel to and supported by any wall or other enclosure. (§ 155.316203)

WINDOW SIGN. Any sign mounted to the interior or exterior of a window or any sign greater than three square feet in size which is mounted within three feet of the window surface, in the interior of a building and located or lighted so as to attract attention from the exterior of the business. (§ 155.316203)

Section 3 DEVELOPMENT STANDARDS

A. Intent

The primary purpose of these development standards is to create planning criteria for the development of ~~Shops at~~ Pembroke Gardens. See **Exhibit 1**, Master Plan

B. Pedestrian Orientation

1. Pedestrian Convenience and Safety

Pedestrian movement and safety shall be a priority in the development of ~~Shops at~~ Pembroke Gardens. Internal roadways shall be "pedestrian friendly" including the use of pavers or concrete materials, wide sidewalks, narrow vehicular lanes, angled parking and well-marked pedestrian walkways and crossings. Major parking areas shall be located to encourage walking and discourage internal vehicle trips among the various buildings and uses.

2. Promotion of Pedestrian Activity

Outdoor uses and public places shall be designed to connect various buildings and promote pedestrian activity. The residential component of the development shall provide pedestrian connectivity to the retail and commercial uses. Active use of the public spaces is desired to encourage the patronage of multiple establishments and longer stays within the project area. These areas shall provide outdoor seating and gathering space, formal gardens consisting of courtyards, sculpture gardens or ~~lawns~~ plazas featuring fountains or tower features. To further enhance the outdoor use aspects of ~~Shops at~~ Pembroke Gardens, outdoor speakers, center directories, mobile signs, promotions, seasonal decorations on light poles, retailing kiosks, and street signs shall be used to further create the vibrant downtown shopping experience and outdoor strolling environment. The ~~Shops at~~ Pembroke Gardens Management and each tenant will each be permitted to conduct up to four (4) outdoor promotions per year that are allowed under governing ordinances and codes after obtaining the Landlord's written consent and obtaining any required city permits. The use of parking spaces need to be avoided as intended event areas, the use of the Fountain Plaza, the West Plaza or a portion of the sidewalk in front of the tenant's demised premises is permitted so long as sufficient room for pedestrians to pass is maintained. A "Farmers' Market is permitted to be held one day per week with additional special events permitted upon request for a permit for that day.

3. Sidewalks

To encourage the pedestrian context, sidewalks shall be located on both sides of the street along the main north-south and east-west roadways, shall be a minimum of ten (10) feet wide, and shall incorporate street tree and/or large palm plantings. Occasional storefront Pop-Outs are permissible, in an effort to provide a unique dimension and design to the Center, staying within the confines of established standards and maintaining a sidewalk walkway minimum of ~~ten (10)~~ five (5) feet wide and with an inset opening. Along secondary roadways and entry drives, sidewalks shall be located on at least one side with the goal of promoting pedestrian safety and convenience and shall be a minimum of five (5) feet wide. All sidewalks will conform in finish and jointing with established standards of ~~Shops at~~ Pembroke Gardens. Paver or concrete crosswalks and sidewalks shall be permitted throughout the development at all intersections.

4. Streetscape

Street furnishings such as benches, trash receptacles, light fixtures, bollards, fountains, sculptures, planters, retail kiosks, shuttle stops, newspaper and media stands, etc., shall create a unifying theme throughout the site. Canopies for pedestrian areas are encouraged for shading and scale and may encroach building setback lines where appropriate under the circumstances. Facades shall be "active" to encourage pedestrian traffic throughout ~~Shops at~~ Pembroke Gardens. Subject to the provisions of these guidelines, freestanding open-air kiosks shall be permitted which will allow retailers to sell goods in an open-air pedestrian oriented environment, subject to the provisions hereof. In addition, trellises and shade structures may be incorporated in various locations throughout ~~Shops at~~ Pembroke Gardens as well as archways which denote main entrances and key points of interest may be incorporated in various locations throughout ~~Shops at~~ Pembroke Gardens. **Exhibit 8**

5. Traffic Calming

All roadways within ~~Shops at~~ Pembroke Gardens shall be privately owned. High-speed traffic shall be discouraged by use of traffic calming devices such as on-street parking, decorative or concrete pavers, scale of streetscape, signage, roundabouts and other appropriate means.

C. Development Standards

1. ~~Shops at Pembroke Gardens shall comply with Chapter 155.149 General Business (B-3) District use and property development regulations unless otherwise specified herein. the use standards listed in Article 5-Use Regulations for the B-3 (General Business) for the commercial uses, and R-MF (Residential Multi-family) districts for the residential uses, as amended.~~

2. Shops at Pembroke Gardens shall comply with Chapter 155.453 Mixed Use Development (MXD) District regulations and the specific regulations listed herein.
3. Approval Process Matrix:

A.	New Building Freestanding	PNZ & City Commission
B.	<u>New</u> Façade / Sign Change	PNZ
C.	Expansion of Building < 50'	PNZ
D.	Expansion of Building 50' and over	PNZ & City Commission
E.	Parking / Site Parking Modification	PNZ

All other changes not listed to be determined by Administrative process.

4. Maximum/Minimum Height (inclusive of all architectural features)
(Note: Consideration for increase in heights driven by tenant requests. Any changes will be subject to compatibility review by Planning & Zoning.)
 - a. Anchor Retailer. The highest point of any architectural feature of the Anchor Retailer shall be a maximum height of sixty (60) feet and a minimum height of thirty (30) feet.
 - b. Four-Corners Inline Retailers. The highest point of any architectural feature of the Inline Retailers at the intersection of the main east-west roadway and the main north-south roadway, and more particularly described as those Inline Retailers located at the corners of Buildings 4000, 7000, 10000, and 13000, shall be a maximum height of Sixty (60) feet and a minimum height of twenty-six (26) feet.
 - c. Inline Retailers. Except as provided in subsection (b) immediately above, the highest point of any architectural feature of the remaining Inline Retailers shall be a maximum height of Forty-five (45) feet and a minimum height of twenty-three (23) feet. Notwithstanding the foregoing, if an Inline Retailer is in excess of 10,000 sf of Floor Area, such tenant shall be permitted to extend the height of their highest point of any architectural feature to sixty (60) feet.
 - d. Perimeter Buildings. The highest point of any architectural feature of the Perimeter Buildings shall be a maximum height of sixty (60) feet and a minimum height of twenty-one (21) feet.
 - e. Other Architectural Structures. Other structures not connected to an occupied building, such as towers and other architectural features shall be limited to sixty (60) feet in height.

f. New Construction / Potential Future Uses such as Hotel, Parking Garage, shall be a maximum height of one hundred (100) feet and a minimum height of twenty-six (26) feet.

g. Residential buildings shall be a maximum height of one hundred (100) feet or 8 stories, whichever is less. Individual floor height shall be determined by the Landlord.

5. Setbacks

a. Commercial Use Setbacks

i. Abutting Public Rights of Way

There shall be a minimum twenty-five (25) foot setback along I-75, Pines Boulevard and 145th Avenue, with the first fifteen (15) feet being a landscaped area.

ii. Abutting Commercial Districts

There shall be a minimum ten (10) foot wide landscape buffer along the adjacent commercial districts to the east and south.

b. Residential Use Setbacks-Setbacks are measured from the building to the parcel line of Parcel A

Front Yard (South Parcel Line): minimum of 60 feet

Side Yard (East & West Parcel Lines): minimum of 20 feet

Rear Yard (North Parcel Line): minimum of 20 feet

6. Minimum Unit Size

The minimum unit size for the Residential uses shall be 580 square feet.

7. Maximum Intensities

The commercial use area shall be limited to 440,000 square feet of commercial use the residential use area shall be limited to 308 multi-family residential dwelling units. The commercial use area is defined as Parcel A, and the residential use area is defined as Parcel B on Exhibit 8.

8. Lot Coverage

The maximum lot coverage shall be 32% for all uses.

9. Minimum Open Space

The minimum open space shall be 20% for all uses.

10. Outparcels

No single-tenant structures as shown on the Master Plan are outparcels as defined by Section 155.203006 of the Zoning Code, and therefore Section 155.644149 (f) is not applicable to Shops at Pembroke Gardens.

11. Parking and Loading Requirements

- a. Parking and loading requirements shall comply with Chapter 155.610245 (Off-Street Parking and Loading) unless otherwise specified herein.

1) ~~Number of Spaces:~~ ~~Shops at Pembroke Gardens shall contain not less than two thousand (2000) parking spaces, inclusive of general parking spaces, required handicap parking, valet parking (as discussed in part (c) below), and customer pick-up (as discussed in part (d) below).~~

2) Parking Ratios: It shall be the responsibility of the owner of The Shops at Pembroke Gardens to show at the time of application and subsequent building applications that parking is provided at the ratio of 1 space per 200 square feet. At a parking ratio of 1 space per 200 square feet,

a) Commercial Parking Ratios

- i. Parking shall be provided at a ratio of 4.25 spaces per 1,000 square feet for the Commercial uses (inclusive of outdoor café seating). The Shops at Pembroke Gardens will limit the building square footage of tenant space dedicated to Food/Beverage/Entertainment uses to 35% of the total project building square footage.

b) Residential Parking Ratios

- i. Parking shall be provided at a ratio of 1.75 spaces per unit.

b. Parking Spaces – Size and Type

- 1) 90 degree Parking: 90 degree parking spaces shall be a minimum 9 feet in width and 19 feet in length. Parking spaces in the residential portion of the parking garage may be a mix of 8.5 feet in width and 19 feet in length and 9 feet in width and 19 feet in length.
- 2) Angled Parking: 60 degree angled parking is permitted. Angled parking spaces shall be a minimum of 9 feet in width and 19 feet in length.
- 3) Additional Landscaping: As specified by the Zoning Code with respect to 9' x 19' parking spaces, additional landscaping shall be provided in the commercial use area at Shops at Pembroke Gardens.
- 4) Motorcycle Parking: Motorcycle Parking shall be permitted in the area as designated on **Exhibit 4**. Motorcycle Parking spaces shall be a minimum of 4' x 8'.
- 5) ~~Electric Vehicle Charging Station. As specified by the Zoning Code (§155.082) Shops at Pembroke Gardens shall have one (1) area utilized for Electric Vehicle Charging as designated in **Exhibit 5** with up to four (4) stations in that area.~~

c. Valet Parking

- 1) Valet Parking Permitted: Valet parking may be utilized at ~~Shops at Pembroke Gardens~~ in the commercial use area.
- 2) Valet Stations:
 - i. There shall be a maximum of ~~Four (4)~~ three (3) valet stations in areas designated on **Exhibit 3**, Valet Parking Plan, and as may be approved by the Planning and Zoning Board.
 - ii. Valet stations may be mobile so long as the design is consistent with the overall architectural theme and quality of ~~Shops at Pembroke Gardens~~.
 - iii. All valet stations shall provide weather cover.
- 3) Valet Parking Spaces:
 - i. Location - Valet parking spaces shall be located at remote areas along the periphery parking areas of ~~Shops at Pembroke Gardens~~ as designated on **Exhibit 3**, Valet Parking Plan.

- ii. Number - The number of valet parking spaces shall not exceed 100 per valet station.

d. Time-Limited Parking

- 1) Time-limited / To Go parking spaces may be located in the areas designated on **Exhibit 7**, Time-Limited / To Go Parking Plan to promote the safe and quick pick up.
- 2) Time-limited / To Go parking spaces may be designated as time-limited, not to exceed ~~twenty (20)~~ fifteen (15) minutes. ~~No parking spaces may be exclusive or reserved for any particular tenant.~~
- 3) The maximum aggregate number of time-limited parking spaces at ~~Shops at~~ Pembroke Gardens at any given time may not exceed ~~twenty (20)~~ twelve (12) spaces. Time-Limited/To Go parking space distribution may be done so at the discretion of the ~~Shops at~~ Pembroke Gardens management in accordance with the needs to the center.
- 4) Enforcement of the time limit for time-limited/To Go parking, if any, shall be the responsibility of the owner of ~~Shops at~~ Pembroke Gardens.

12. Loading

a. Loading/Service Areas

- 1) Off-street loading areas shall comply with Sec. ~~155.257~~ 155.610 of the Zoning Code.
- 2) 8 loading spaces are required for the Commercial and 3 spaces are required for the Residential uses by Section ~~155.257~~ 155.610 of the Zoning Code.
- 3) Off-street loading areas shall be located on the side or rear of the building and screened from view of ~~Shops at~~ Pembroke Gardens roadways and driveways so as to be an integral part of the design of the building architecture or by location on the site to the rear of public areas. Landscape materials, which complement the building architecture, may also be used in screening these uses.

13. Outside Business Activities

- a. In keeping with the pedestrian orientation of ~~Shops at~~ Pembroke Gardens, outside business activities shall be permitted, including

- 1) Outdoor seating for restaurants and restaurant bars, but not preparation or storage of related goods or services; and
 - 2) Kiosks (as provided in subpart (e) immediately below
 - 3) Community Partnership or performances
 - 4.) Farmer's Market
- b. Such outside business activities will complement ~~Shops at~~ Pembroke Gardens design theme of ~~Shops at~~ Pembroke Gardens and be permitted signage in conformity with the signage provisions of these guidelines. The design theme of the tenant storefronts will be allowed to present architectural features and amenities to incorporate tenant branding designs providing that they do not interfere or take away from existing hardscape or landscape layouts.
- c. All outdoor seating areas shall be located so as to not unreasonably interfere with pedestrian traffic. Outdoor dining areas shall be delineated by architectural features that complement the storefront design and outdoor seating amenities.
- d. Outdoor seating must be approved through the City of Pembroke Pines Planning & Zoning Board Miscellaneous Application non-quasi-judicial process.
- e. Kiosks shall be located in the areas designated on **Exhibit 2.8**, ~~Fixture~~ Kiosk Plan.
- 1) At no time shall there be more than ten (10) kiosks located at Shops of Pembroke Gardens.
 - ~~2) Parking shall be provided for any and all kiosks in accordance with Section 4(a)(2) above.~~
 - 32) Within three hundred (300) feet from each kiosk as may exist from time to time, there shall be a public restroom or access to a restroom pursuant to a written agreement with a specific retailer providing access during all business hours of such kiosk.
 - ~~4~~3) Kiosks must be individually approved through the City of Pembroke Pines Planning & Zoning Board Miscellaneous Application non-quasi-judicial process.
- f. A maximum of two (2) ATM locations and one (1) ATM depository may be installed in the common areas of ~~Shops at~~ Pembroke Gardens.
- g. Community Event or Performance Area – Special Events will follow Permit guidelines as set forth by City of Pembroke Pines. The Performance Area is to be used to enhance guest experience by way

of seasonal events, performances, community events and promotions as designated by the ~~Shops at~~ Pembroke Gardens Management.

14. Temporary Tenants

Temporary tenants are required to obtain a business tax receipt from the City. Temporary tenants may have a lease term up to 18 months. If the tenant is converting from a temporary tenant to a permanent tenant, the property owner will provide a letter stating that the tenants understand and acknowledge the requirement of 3 changes to the storefront upon the permanent tenancy. The tenant must apply for a temporary signage permit for approval by the City.

15. Utilities

All utilities shall be privately owned and shall be installed underground unless prohibited by the applicable permitting authority or licensed provider.

16. Street and Lane Sections

All roads within ~~Shops at~~ Pembroke Gardens shall be privately owned. Except as provided herein, all roads within ~~Shops at~~ Pembroke Gardens shall comply with the City of Pembroke Pines Engineering Department Standard Details and Specifications or as approved by the City Engineer.

A) 24 feet wide, two-way drive aisle with 60 degree angled parking on either side shall be permitted.

B) ~~15 20~~ feet wide, one-way drive aisle ~~with 60 degree angled parking on either side~~ shall be permitted.

17. Site Lighting

~~The site lighting shall be either white light metal halide or LED specifications for the Commercial use area and a white LED specification for the Residential use area to create consistency throughout Shops at Pembroke Gardens and will comply with height restrictions and light levels per the Zoning Code and will be subject to approval by the Landlord and the City. The site lighting fixtures in parking and service areas shall be equal to the Widelite Lighting "Optra Series", Satin Aluminum color. The streetscape lighting shall be equal to the Visionaire Lighting "New Orleans" Ornamental Lighting Fixtures to create consistency. Site Lighting levels for the residential area shall be a maximum of 4,000K CCT, lighting levels for the commercial area shall be per Pembroke Pines Code of Ordinances, Sections 155.685-155.692. Chapter 116 — Lighting of Business Parking Areas. See Exhibit 9 for illustration of the site and streetscape lighting~~

fixtures and specifications. LED lighting is also a permissible lighting source for the parking fields for this project.

residential lighting code will only allow a maximum 4,000K CCT

18. Floor Area Ratio (FAR)

FAR within the ~~Shops at~~ Pembroke Gardens shall comply with the Non-Residential Intensities Table FLU-3, of the Future Land Use Element of the City's Comprehensive Plan for the Commercial uses. To be consistent with the Residential land use categories in the City's Comprehensive Plan, the Residential uses do not have FAR limitations.

19. The Owners/Management of ~~The Shops at~~ Pembroke Gardens will set the Operating Hours of the center and may modify and revise those Operating Hours if they so desire subject to governing statutes and ordinances.

20. Bicycle Racks shall be permitted in the areas designated on **Exhibit 5**. Any change to bike rack locations to be approved by Owner and City Planning Staff.

21. Dog Park. A dog park shall be permitted in the area designated on **Exhibit 6**. The Dog Park will be fenced in area as designated on **Exhibit 6**. It will include a water fountain for pets, and landscaping. Any expansion will require Administrative review.

Section 4 LANDSCAPE AND IRRIGATION DESIGN STANDARDS

Landscape and irrigation requirements shall comply with ~~Chapter 153~~ Sections 155.656-155.668 of the City's Code of Ordinances unless specifically noted in these design guidelines.

A. Commercial Use Landscape & Irrigation Design Standards

1. Plant Material

Along all public plazas, the minimum size of all street trees shall be 20' in height with 5'-6' clear trunk and provide 4" caliper, and shall be Florida Fancy. Where palms are specified the minimum size shall be 6 feet of wood and provide Florida Fancy specifications. Planting beds with a minimum dimension of 7' x 7' area shall be provided where pedestrian access is limited. Lighting and irrigation shall be included within the planting bed located within the Main Street area of ~~Shops at~~ Pembroke Gardens. No planting bed opening shall be any closer than ~~2'~~ 18" from the face of a curb where vehicular encroachment could cause damage to plantings. Trees and palms should be planting to trunk damage to the tree or palm. A root barrier shall be provided in all planting areas 6' in width or less. All root barriers shall be of a bio-barrier product.

On locations where the required minimum landscaping cannot be accommodated in a sound horticultural manner, the current market value of the code required plant

material shall serve as a baseline for modifying plant materials such that the value of the plant material installed shall equal the value of the base line.

~~B.~~ 2. Landscaping Adjacent To Public Rights-Of-Way

On the site of a building, structure, or open-lot use providing an off-street parking area or other vehicular use area, where the area will not be entirely screened visually by an intervening building or structure from any abutting right-of-way, the following landscaping between the area and the right-of-way shall be provided. A strip of land at least five feet in depth located between the abutting right-of-way and the off-street parking area or other vehicular use area which is exposed to an abutting right-of-way shall be landscaped. The landscaping shall include one tree for each 40 lineal feet or fraction thereof, or one tree for every 250 square feet. The trees shall be located between the abutting right-of-way and off-street parking area or other vehicular use area, including utility easements, and shall be planted in a planting area of at least 49 square feet with a dimension of at least seven feet. In addition, amassing of hedges, walls, or other durable landscape barrier of at least two feet in height shall be placed along only the perimeter of the landscaped strip, but openings shall be encouraged to allow for view corridors into the site for surveillance and safety. A massing of predominate palms with an understory of groundcovers to allow for views into ~~Shops at~~ Pembroke Gardens site shall be provided. Palm counts may be 50% of the required trees. One Royal Palm or large Phoenix species shall be counted as one tree to meet the code requirements. Where canopy trees are required, they shall be clustered.

~~C.~~ 3. Perimeter Landscaping Relating To Abutting Property

1. a. On the site of a building, structure, or open-lot use providing an off-street parking area or other vehicular use area, where the area will not be entirely screened visually by an intervening building or structure from abutting property, landscaping shall be required. That portion of the area not screened shall be provided with a wall, hedge, or other durable landscape barrier at least three feet in height, with spacing as provided in the City of Pembroke Pines Landscape Code, to form a buffer between the off-street parking area or other vehicular use area and the abutting property, but openings shall be encouraged to allow for view corridors into the site for surveillance and safety. This landscape buffer shall be located between the common lot line and the off-street parking area or other vehicular use area exposed to the abutting property, provided the purpose of screening the off-street parking area or other vehicular use area is accomplished.

2. b. One tree shall be provided for each 40 lineal feet or fractional part thereof. Clustering of trees shall be permitted to accomplish the requirement. Trees shall be located between the common lot line and the off-street parking area or other vehicular use area. Each tree shall be planted in at least 49 square feet of planting area with a minimum dimension of at least seven feet which may include a tree grate where appropriate. 50% of the trees required may

be large palm species such as Royal palms, or Large Phoenix species and shall be counted as one tree.

Đ. 4. Parking Area Interior Landscaping

1. a. Off-street parking area requirements for surface parking lots shall be calculated as follows: one tree for each six parking spaces and at least two square feet of interior landscaping for each parking space. In addition, other vehicular use areas shall have one square foot of landscape area for each 500 square feet or fraction thereof, of paved area for the first 5,000 square feet of paved area, plus one square foot of landscaped area for each 1,000 square feet or fraction thereof, of paved area for all paved area over 50,000 square feet.
2. b. Where the property contains both parking areas and other vehicular use areas, the two types of areas may be separated for the purposes of determining the other vehicular use area by first multiplying the total number of parking spaces by 1,200 and subtracting the resulting figure from the total square footage of the paved area. Each separate landscaped area shall contain a minimum of 49 square feet, shall have a minimum dimension of at least seven feet, and shall include at least one tree having a clear trunk of at least five feet, with the remaining area adequately landscaped with shrubs, ground cover, or other authorized landscaping material not to exceed three feet in height. The total number of trees shall not be less than one for each 50 square feet or fraction thereof, of required interior landscaped area. The landscaped areas shall be located in such a manner as to provide an expansive area with which to provide a canopy tree.
3. c. In other vehicular use areas where the strict application of this section will seriously limit the function of the area, the required landscaping may be located near the perimeter of the paved area, including those perimeters that may be adjacent to a building on the site. The required interior landscaping which is relocated as provided herein shall be in addition to the perimeter landscaping requirements.
4. d. Landscape islands shall be a minimum of 9 feet wide. Landscaping of interior islands should be a mixture of ground cover, hedge material, trees, palms and sod; however no more than 25% of the total island area is to be sodded. Vehicles can only encroach into sodden islands or over tree grates. Limerock shall be removed to a depth of 1-1/2' and replaced with 80-20 soil.
- e. Parking lots shall comply with the minimum tree requirement of one tree every six spaces.

5. Foundation Planting

One square feet of planting area for every linear foot of building façade exclusive of doors, windows and service areas shall be provided with complimentary shrubs and palms. Planting areas are intended to be clustered to enhance the unique

architectural style of each tenant. All service area walls shall provide a continuous shrub at two feet in height.

6. Screening

When possible all utilities, dumpsters, FPL boxes, a/c units, etc., shall be screened with material a minimum 30" in height.

B. Residential Use Landscape & Irrigation Design Standards

1. Plant Material

Along interior streets, the minimum size of all street trees shall be 20' in height with 8' clear trunk and provide 4" caliper, and shall be Florida Fancy. Street trees are defined as trees placed 30' on center, which meet the criteria of 20' in height, 8' of clear trunk, 3-4" caliper and adhere to Florida Fancy nursery standards. Where driveways, loading zones, parking or utilities prohibit the placement at 30' o.c., trees should be placed to meet the equivalent number of trees required per overall lineal feet of street frontage. Where palms are specified, the minimum size shall be 8' of clear wood and provide Florida Fancy specifications. Lighting and irrigation shall be included within landscape plans to avoid conflict with tree planting. Trees shall be planted a minimum of 30" from the back of curb and 10' from face of building. A root barrier shall be provided in all planting areas 6' in width or less. All root barriers shall be of a bio-barrier product.

Shade trees should be planted along interior drives at a minimum of 30' on center. Where driveways or loading areas disrupt the continuous street frontage, trees should be spaced to achieve the equivalent number of required trees per overall lineal feet of street frontage.

- a. Tree planting for Multi-Family Residential buildings shall adhere to the following minimums:
 - i. One canopy tree per every 4 units (1:4)
- b. Any street trees planted along the street meeting Sec. 4 (B) requirements shall be counted towards total tree minimums for the site.
- c. Tree planting requirements:
 - i. Minimum of 20% of required trees meet 14-16' Ht. with 3" diameter at breast height
 - ii. Minimum of 20% of required trees meet 12-14' Ht. with 2" diameter at breast height
 - iii. Trees in excess of five shall have no more than 20% of a single species
- d. Shrub planting for Multi-Family Residential buildings shall adhere to the following minimums:

- e. Shrub planting for Multi-Family Residential buildings shall adhere to the following minimums:
 - i. Twenty -five per unit (first floor)
 - ii. Five additional shrubs per unit (second and third floors)
 - iii. No additional shrubs required for units above fourth floor
- f. Shrubs planting requirements:
 - i. Shrubs and hedges shall be installed using a minimum of 6 inches in depth of new topsoil
 - ii. Shrubs shall be installed with a minimum 24 inches in height and 12 inches in spread, unless otherwise directed, immediately upon planting.
 - iii. Shrubs shall be installed in a manner that prevents both intrusion and touching building surfaces from branches by the end of one year's growth.
 - iv. Layering of shrub rows shall be done in accordance with the tallest mature shrubs placed in the back and progressively shorter mature shrubs placed progressively in the front section.

A shrub is defined as a small to medium sized perennial, woody, stemmed plant.

~~E.~~ Foundation Planting

~~One square feet of planting area for every linear foot of building façade exclusive of doors, windows and service areas shall be provided with complimentary shrubs and palms. Planting areas are intended to be clustered to enhance the unique architectural style of each tenant. All service area walls shall provide a continuous shrub at two feet in height.~~

F. 2. Foundation Planting

One square foot of planting area for every linear foot of building façade inclusive of doors, windows and service areas shall be provided with complimentary shrubs and palms. Planting areas are intended to be comprised of a variety of heights and species to improve urban infill biodiversity. No more than 30% of one species should be utilized throughout the residential area. When possible, service areas should be screened with a minimum of 30" ht. hedge, clustering palm, decorative wall or fence or combination.

~~G.~~ Screening

~~When possible all utilities, dumpsters, FPL boxes, a/c units, etc., shall be screened with material a minimum 30" in height.~~

H.3. Screening

When possible all utilities, dumpsters, FPL boxes, a/c units, etc., shall be screened with material a minimum 30" in height or equivalent to the height of the utility if the utility exceeds 30" in overall height. Screening should be a hedge, clustering palm, decorative wall or fence or a combination of strategies.

I. 4. Irrigation

All planted areas, including natural sod, should be irrigated using a fully automated irrigation system. The controllers should contain an adequate number of programmable zones to meet the square footage of planting and contain a weather sensor. Drip irrigation should be utilized in plant beds. Spray heads should be minimized throughout the design and utilized only on turf areas when necessary.

Section 5 ARCHITECTURAL DESIGN GUIDELINES

A. General Commercial Standards

1. ~~Shops at~~ Pembroke Gardens is intended to create a ~~downtown shopping environment~~ lively, mixed-use shopping & living environment whereby retailers are allowed to create their individual identities and bring forth their brand merchandising strategies in a manner consistent or compatible with, or complementary to, general design guidelines created by the developer. Architectural design of all commercial buildings shall be designed to allow retailers the maximum flexibility with their design, thereby creating a downtown pedestrian shopping environment that is vibrant, dynamic, and successful.
2. All buildings shall be designed and constructed in compliance with state and local building codes.
3. Rooftop equipment, antennas, and similar protrusions shall be installed in compliance with all applicable provisions of the Zoning Code. The buildings shall include parapet walls, individual screens or other architectural building elements to completely screen the offensive elements from view from the pedestrian walking within the common area of ~~Shops at~~ Pembroke Gardens. All screening elements shall be consistent with ~~Shops at~~ Pembroke Gardens' style of architecture. Satellite dishes shall be consistent with applicable federal law and applicable provisions of the Zoning Code.
4. All exterior mechanical equipment and appurtenances not located on a roof, including, but not limited to, transformers, air conditioning units not located on rooftops, wall or sprinkler pumps, storing tanks shall be located in designated service areas and where not prohibited by code shall be suitably

screened by means of fences, walls or opaque landscaping so as not to be visible from any street or adjacent lot.

5. Downspouts, roof ladders, and related elements shall be designed to be compatible with the building architecture and avoid staining the building façade. Roof hatches shall be used whenever possible.
6. No canopy or awning used by any occupant of ~~Shops at~~ Pembroke Gardens shall be illuminated. The use of canopy/awning light wash or translucent canopy/awning is prohibited.

B. General Residential Standards

1. Along with the shopping environment, the residential building will be designed in a contemporary style but in distinct way, to have common features and material. These features create a sense of place and character for both the shopping center and for the city. Typical material use in the building will be, but are not limited to, stucco, wood, metal, and glass.
2. All building entrances are to be clearly articulated to indicate a transition from the exterior to the interior of the building. Every entrance has a special emphasis when compared to the other portions of the building. The buildings have horizontal and vertical façade variations such as pop-outs, banding, columns, or similar features.
3. All units will share the same entrances and common areas, and will have equal access to all provided on site amenities. The amenities are for the use of residents only and cannot be rented out for commercial purposes.
4. Residential Building Architectural Colors & Materials:

Metal steel coping: Color ranges of tans, copper, silver, grey, and bronze, terra cotta, white, brown, and black.

Aluminum Metal Frames: Color ranges of tans, copper, silver, grey, and bronze, terra cotta, white, brown, and black.

Anodized Finishes or Painted Aluminum: Anodized colors are clear, champagne, cooper, light bronze, medium bronze, dark bronze and black.

Exterior Insulation Finish System/Stucco: The colors center on earth tones with a full range of white, sand/tan/almond/beige. Full range of brown, from light tan to dark brown. Full range of blue, from light pale blue to dark navy blue. And full range of grey and red clay.

Paint: The colors center on earth tones with a full range of white, sand/tan/almond/beige. Full range of brown, from light tan to dark brown. Full range of blue, from light pale blue to dark navy blue. And full range of grey and red clay.

Wood Stains: Solid and semi-transparent stain colors shall match paint colors range. The colors center on earth tones with a full range of white, sand/tan/almond/beige. Full range of brown, from light tan to dark brown. Full range of blue, from light pale blue to dark navy blue. And full range of grey and red clay.

Miscellaneous Materials:

Wood

Engineered or manufactured wood

Aluminum Cladding

Parking Garage Screen Metal

Precast concrete painted

Painted Metal Signage

Stainless steel

Bronze

Brass

~~B.~~ C. Commercial Design Strategies

1. General

The Commercial design theme of ~~Shops at~~ Pembroke Gardens shall be similar to historic South Florida or Santa Barbara, California.

2. Inline Retailer Storefronts

- a. Inline retailers shall be encouraged to use features such as clocks, towers, canopies, colonnades, loggias, balconies, awnings, blade signs, sconces, gooseneck lamps, and other architectural projections of aesthetic quality to add character to the design themes including pop-out storefront or entry areas beyond the lease line of a building or frontage of a building is permitted maintaining a ten (10) foot walkway and inset entry,
- b. Inline Retailers shall select ~~from the collection of~~ colors and materials ~~set forth in Exhibit 3 to keep~~ in character with the general design theme in designing and constructing their storefronts and facade designs. ~~All Inline Retailers shall incorporate one or more elements of the general design theme of Shops at Pembroke Gardens. The materials and colors~~

~~specified in Exhibit 10 categorized by common name and then clarified by manufacturer and then manufacturer's specific name and or identification number is only given to create a pallet range of finishes and materials.~~ Below, classified by common name, is a general description of color and texture range of all of the approved materials and finishes. Furthermore, if a material or finish that is selected by the Tenant does not identically match an approved material or finish, and the tenant requested material or finish is approved by the city's Architectural Review Committee, The Planning and Zoning Board may accept and approve the use of this material or finish as they deem necessary and no specific letter of "substantially equal" need be submitted. In addition to the foregoing; if the tenant material or finish 'submitted falls outside the pallet range but the Architectural Review Committee approves its use based on its compatibility to the overall project design intent, then the Planning and Zoning Board may also review, accept and approve the requested material or finish with no further paperwork needs or any revisions to the current PCD MXD Guidelines in use at that time.

Architectural Colors & Materials:

Brick: Glen-Gery Brick is the mfg. of the originally specified material with earth tone color ranges in tans, browns, sand, mocha, terra cotta, clay, brick red and black.

Granite: Cold Springs Granite is the mfg. of the originally specified granite. The granite samples have mottling containing earth tone color selections of colors of black, grey, white, red, brown, burnt umber, rust, shades of rose and coral and terra cotta.

Marble: Louisville Tile is the mfg. of the originally specified marble. The earth tone colors are of off white, cream, black and light tan.

Flagstone: Casa Dolce Case is the mfg. of the originally specified Flagstone with earth tone color ranges in white or green, or beige or black.

Accelerated M a n m a d e Limestone:
Arriscraft Renaissance is the mfg. of the

originally specified material with earth tone colors in clay, rose, sand, tan and greys.

Porcelain Tile: Escapandes Porcelain Tile is one of the manufacturers of the originally specified porcelain tiles. That have a full earth tone color range of tan, a dark taupe, slate and green. Donegal is another mfg. with earth tone colors in tans, grey and slate.

Diamante is another mfg. with earth tone colors in tan, almond, rose, coral, green and grey. Ardesia is another mfg. With earth tone color ranges in light tan, almond, green and dark brown/black.

Quarry Tile: Quarry Textures is the mfg. of the originally specified material with earth tone colors in grey, tan, terra cotta, brick red and brown.

Exterior Insulation Finish

System/Stucco: Dryvit is the mfg. of the originally specified EIFS material. The colors center on earth tones with a full range of white, sand/tan/almond/beige and medium to the lighter side of brown and full range of grey and red clay.

Paint:ICI (a division of Glidden), is the mfg. of the originally specified paint colors. Again the colors center on earth tones with a full range of white, grey, sand/tan/almond/beige, a full range of dark browns, red and black.

Metal Steel Coping: PAC Clad (Petersen Aluminum Corp) is the mfg. of the originally specified material with earth tone color ranges of tans, copper, silver, grey, and bronze, terra cotta, white, brown, and black.

Fabric Awning: Solid Sunbrella fabric colors were approved originally specified materials with limited shades of orange and pink.

Clay Tile Roofing: Monier Life Tile is the mfg. of the originally specified material with earth tone colors of terra cotta, rosewood and a grayish woody color (Buckskin).

Cultured Stone: Earth tone colors of browns, tans and sand.

Wood Stains: Stain colors shall match paint colors.

Storefront Systems: Arch Aluminum, YKK, Nana Wall, Vista Wall and Kawneer.

Window Tint: Huper Optik is the mfg. of the originally specified materials with tints of ceramic, bronze and traditional silver.

Miscellaneous Materials:

Zinc Anodized or Painted Aluminum:

Anodized colors are dark green; clear, champagne, light bronze, medium bronze, dark bronze and black. Painted Aluminum colors shall match anodized colors.

Stainless Steel

Bronze

Brass

Painted Steel

Wood: Cypress, Cedar, Redwood, Mahogany and Teak

On turnover of an existing premise to a new tenant, it is imperative that sufficient changes (~~recommend~~ required a minimum of three (3) architectural and /or material and finish colors be incorporated) are made to the storefront that will alter the appearance of the storefront to the customer and simply not appear like the former tenant. This may be as simple as new colors, materials, awnings but all tenants are encouraged to introduce new architectural elements into their storefronts and the use of new storefront materials that are listed in these ~~PCD~~ MXD Guidelines.

The 22,000 sf space in the south end cap of Building 8,000 (Nike) will be permitted to create outdoor display areas up to a maximum of 10,000 sf by incorporating the area south of and east of the space. The tenant will encompass the areas with ornamental fencing and awning structure to provide protection from the elements. This would incorporate the relocation of the existing Trolley Structure to an area east of Bldg. 8000 and the loss of 5 parking spaces. The tenant use to create this outdoor display area would be tenants similar to Frontgate, Restoration Hardware or Carl's Patio.

The most southern entrance to ~~The Shops at~~ Pembroke Gardens, due to revisions to the other two entrances and the development of surrounding land in both Pembroke Pines and Miramar, coupled with road improvements to I-75 and the Pembroke Road Overpass, the use of this entrance/exit has increased dramatically starting in 2013. A tower element is designed for the southwest corner of Bldg. 8000 and for the southeast corner of Bldg. 9000. These tower elements are designed to serve as an entry element into the southern entrance to ~~The Shops at~~ Pembroke Gardens and each side of the three sided tower element on the two buildings will provide signage opportunities for a single tenant occupying the large retail box on the south ends of both buildings.

ec. **Approval Process**

- 1) **Owner Approval.** The owner of ~~Shops at~~ Pembroke Gardens shall review and approve or disapprove retailer storefront and façade submissions to ensure adherence to the guidelines set forth herein prior to submission to the Planning and Zoning Board for architectural review. Upon obtaining the "Landlord's Approval", tenant will then have the complete Misc. Application prepared and submitted to the Landlord Mall Management Office for their Final Review for completion of the package and the Landlord Rep will deliver same to Planning and Zoning for their review. Landlord will add to this package a Site Plan, a parking matrix or canopy matrix if applicable and will affix to each first page of the submitted 11X17 plans a stamp showing the Landlord has reviewed and approved these plans. City Planning and Zoning Staff will be looking for the approval letter and the Landlord's Approval stamp prior to accepting a Misc.

Application and starting their review process. Regardless of any approved revisions or existing language contained in the PCD MXD Guidelines, the Landlord/Owner, Tenants or Vendors who plan on altering any existing outdoor design element, sign, amenity and all other items that fall under the review and approval process of the Planning and Zoning Board shall still be required to obtain that approval thru the Misc. Application process or whatever process the City of Pembroke Pines may require in the future. Existing tenant elected storefront changes that do not require a building permit shall be approved by Landlord and reviewed by Planning staff to determine if the proposed changes are materially different than the existing design. If deemed immaterial and the colors are within the projects approved palette, the changes would only require Landlord approval. If the changes are deemed material, staff shall determine if the changes can be approved by staff administratively, or if Planning & Zoning Board approval is required. No minimum number of architectural changes will be required. Any storefront changes are subject to local and state building code.

- 2) Municipal Approval. Upon owner approval, each Inline Retailer's storefront facade (including outdoor seating and wall signage as provided herein below) must be individually approved through the City of Pembroke Pines Planning & Zoning Board Miscellaneous Application non-quasi-judicial process, provided, however, it is acknowledged that more than one Inline Retailer application may be reviewed at any given City of Pembroke Pines Planning & Zoning Board Miscellaneous Application non-quasi-judicial meeting. Each Inline Retailer application shall demonstrate compatibility with adjacent storefront façades and signage.

3. Perimeter Buildings

- a. All occupants of Perimeter Buildings shall be permitted maximum flexibility to incorporate their individual design themes and corporate identities. Occupants of Perimeter Buildings shall use commercially reasonable efforts to incorporate one or more of the materials or colors into their storefront and facade designs but not at a detriment to their restaurant concept and corporate design theme.

b. Approval Process

- 1) Owner Approval. The owner of ~~Shops at~~ Pembroke Gardens shall review storefront façade submissions of Perimeter Building occupants to ensure adherence to the guidelines set forth herein prior to submission to the Planning and Zoning Board for Site Plan Amendment approval.
- 2) Municipal Approval. Upon owner approval, each occupant of a Perimeter Building shall submit approved plans (including outdoor seating and wall signage as provided herein below) to the City for site plan approval as required by City Code.

4. The Anchor Retailer

- a. The Anchor Retailer shall be permitted maximum flexibility to incorporate their individual design themes and corporate identities. The Occupant of the Anchor Retailer shall use commercially reasonable efforts to incorporate one or more of the materials or colors into their storefront and facade designs but not at a detriment to their retailing concept and corporate design theme.

b. Approval Process

- 1) Owner Approval. The owner of ~~Shops at~~ Pembroke Gardens shall review storefront façade submissions of the Anchor Retailer to ensure adherence to the guidelines set forth herein prior to submission to the Planning and Zoning Board for Site Plan Amendment approval.
- 2) Municipal Approval. Upon owner approval, the Anchor Retailer shall submit approved plans (including outdoor seating and wall signage as provided herein below) to the City for site plan approval as required by City Code.

5. Temporary Tenants

Temporary tenants are required to obtain a business tax receipt from the City. Temporary tenants may have a lease term up to 18 months. If the tenant is converting from a temporary tenant to a permanent tenant, the property owner will provide a letter stating that the tenants understand and acknowledge the requirement of 3 changes to the storefront upon the permanent tenancy. The tenant must apply for a temporary signage permit for approval by the City.

6. Height

The height of the buildings shall be limited in accordance with Section 3, Development Standards, Part C (~~2-4~~) above.

7. Facades

- a. Storefronts shall be designed in accordance with Sections 2 and 3 above.
- b. ~~Rear and side façades shall be constructed as generally depicted in **Exhibit 11**, Rear and Side Façade Elevations, attached hereto.~~

Section 6 GRAPHICS/SIGNAGE DESIGN GUIDELINES

A. Intent

These guidelines are designed to present a clear hierarchy of information, direction and organization and to create a downtown streetscape and to facilitate a Main Street shopping experience. Accordingly, a uniform sign plan shall not be required and no provision of the Zoning Code requiring uniformity of any retailer signage shall be applicable. Notwithstanding, except as expressly modified hereby, the provision of Sections 155.698 ~~155.319 through 155.6102~~ of the Zoning Code, regarding master sign plans shall apply.

In concert with any center wide rebranding program, Signage shall comply with Master Sign Plan. Any new or redesigned signage designs shall require approval from Planning and Zoning.

Section 7 MAINTENANCE FOR SHOPS AT PEMBROKE GARDENS

A. Intent

Landscape improvements play a major role in creating the setting and the image for a site's development. Passing motorists', visitors' and users' first impressions of the site will, in a large part, be formed by what is planted there and how it is maintained. Landscape improvements, therefore, are an important investment, and protecting this investment requires a thorough and consistent maintenance program. This program will not only ensure the clean and orderly appearance of the common areas, but will protect the quality of the overall Shops at Pembroke Gardens development.

B. Maintenance Schedule

At a minimum, all landscaped areas shall be maintained in accordance with the City of Pembroke Pines "Landscape Maintenance Ordinance".

~~The Applicant shall prepare a maintenance schedule for review, and obtain approval as a part of the project/planning/design process. The maintenance schedule should address the following items:~~

- ~~1. Irrigation~~
- ~~2. Fertilization~~
- ~~3. Mowing, trimming and edging~~
- ~~4. Pruning~~
- ~~5. Weeding and mulching~~
- ~~6. Pest control~~
- ~~7. Resodding~~
- ~~8. Replacement of plant materials~~
- ~~9. Policing and debris collection~~
- ~~10. Retention areas, lakes~~
- ~~11. Common areas~~

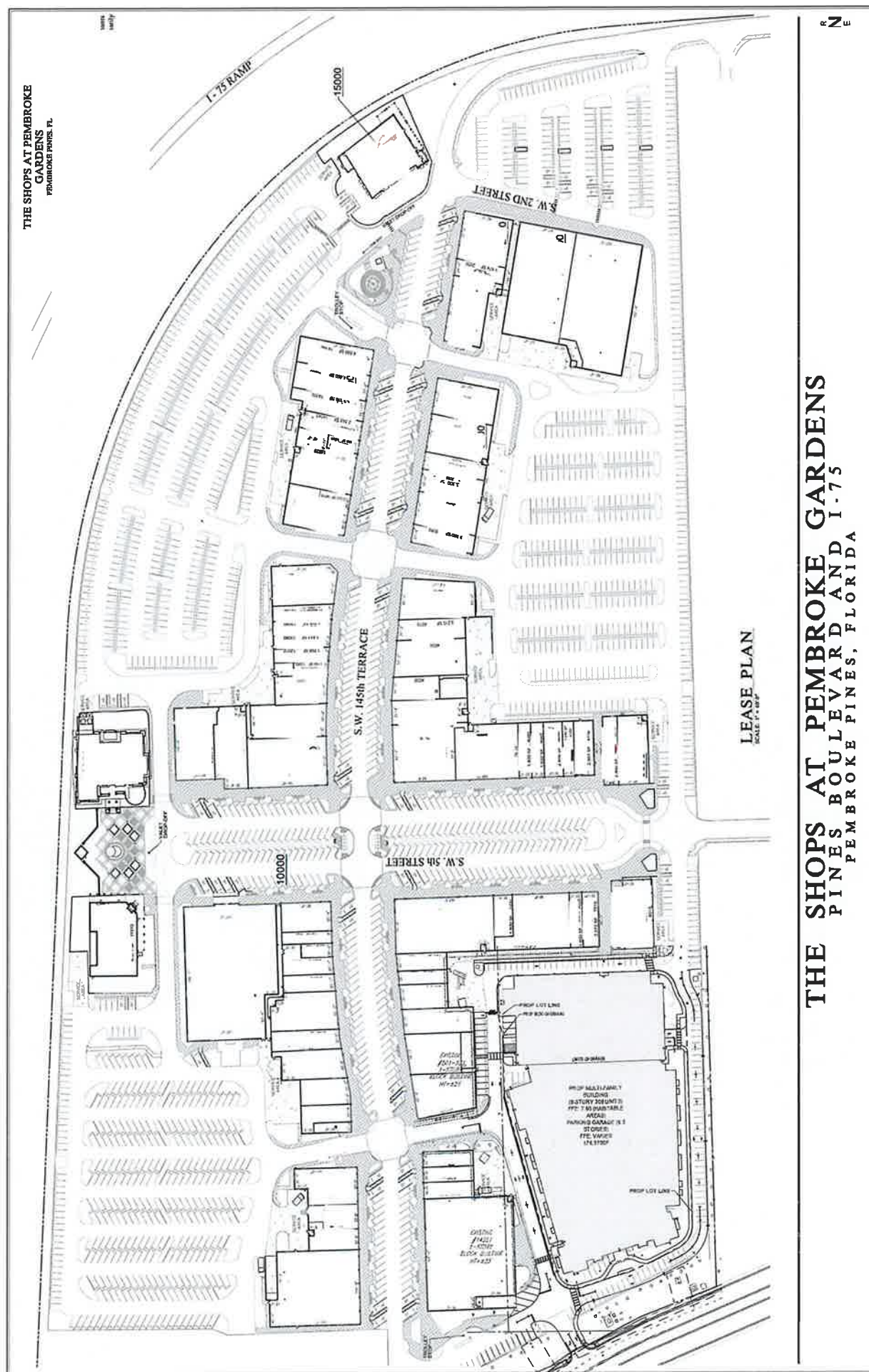
The maintenance schedule is provided below:

1. Parking Garage - daily cleaning of the garage with in-house porter staff. In addition, the entire parking garage is pressure washed annually.
2. Parking Lots - daily cleaning of the parking lots with in-house porter staff.
3. Residential window cleaning - windows cleaned at least once a year
4. Landscaping
 - a. Irrigation - all of our landscape beds are irrigated
 - b. Mowing/trimming/edging - at least every other week unless needed more often during the summer
 - c. Tree/shrub pruning - at least monthly unless needed more often during the summer
 - d. Mulching - occurs twice a year, in the spring and fall.
 - e. Plant replacement - dead plant material is replaced during the ongoing maintenance process. In addition, seasonal plantings are kept in pots throughout the property
 - f. The plant material is rotated to provide a different experience for our customers and residents.
5. Sidewalks - ongoing pressure washing by in house porter staff

EXHIBITS

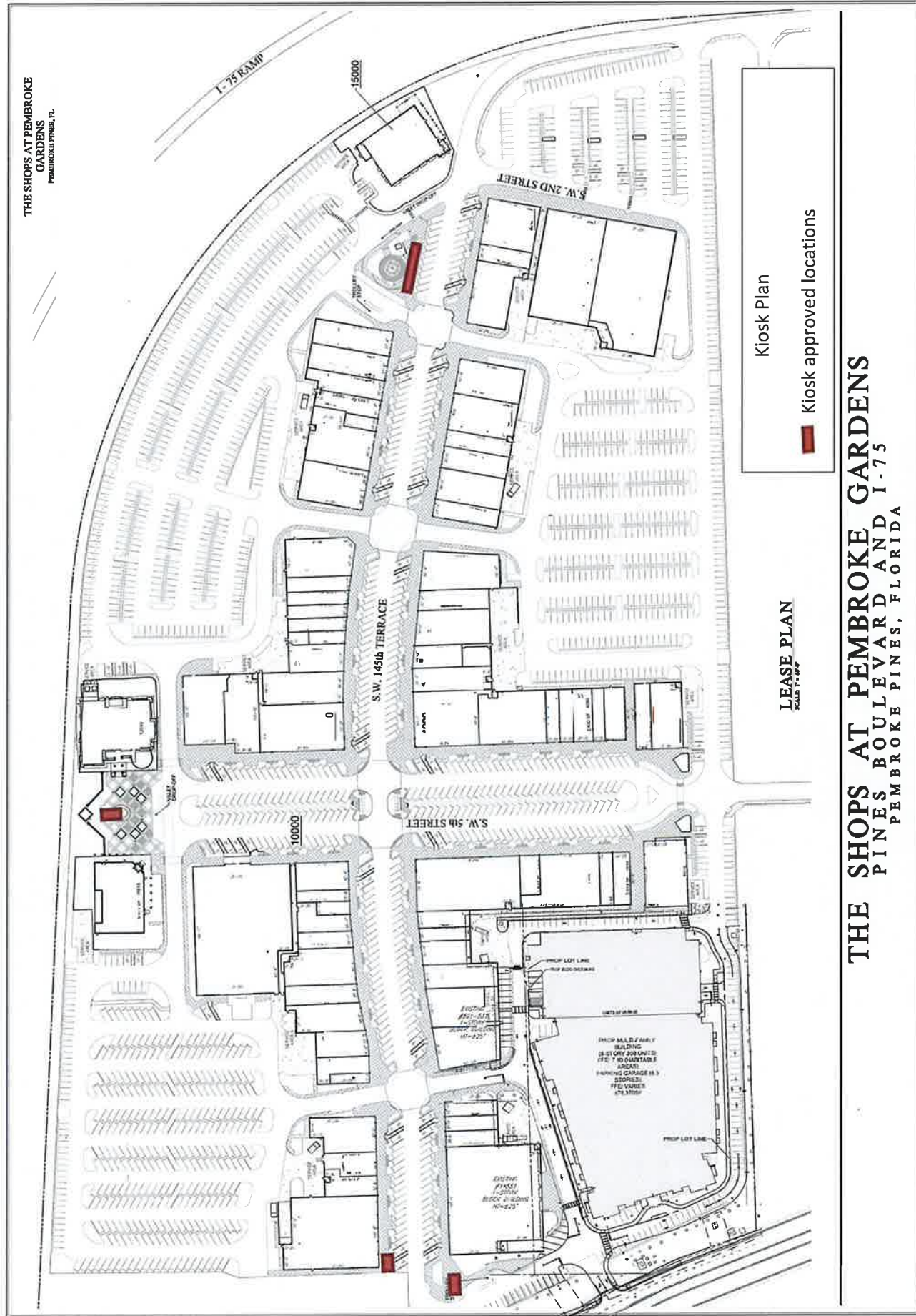
- Exhibit 1: Master Plan
- Exhibit 2: Kiosk Plan
- Exhibit 3: Valet Parking Plan
- Exhibit 4: Motorcycle Parking Plan
- ~~Exhibit 5: Electric Vehicle Charging Stations~~
- Exhibit ~~6~~ 5: Bicycle Racks
- Exhibit ~~7~~ 6: Dog Park
- Exhibit ~~8~~ 7: Time Limited/ To Go Parking Plan
- Exhibit ~~9~~ 8: Digital Fixture Plan Sketch & Legal Description of the Residential & Commercial Use Areas
- ~~Exhibit 10~~ 9: Light Fixtures and Specifications
- ~~Exhibit 11~~ 10: Materials and Color Specifications
- ~~Exhibit 12~~ 11: Rear and Side Façade Elevations

**THE SHOPS AT PEMBROKE
GARDENS
PEMBROKE PNTS. FL.**



THE SHOPS AT PEMBROKE GARDENS
PINES BOULEVARD AND I-75
PEMBROKE PINES, FLORIDA

**THE SHOPS AT PEMBROKE
GARDENS
PEMBROKE PINES, FL.**



THE SHOPS AT PEMBROKE GARDENS
PINES BOULEVARD AND I-75
PEMBROKE PINES, FLORIDA

**THE SHOPS AT PEMBROKE
GARDENS
PEMBROKE PINES, FL**

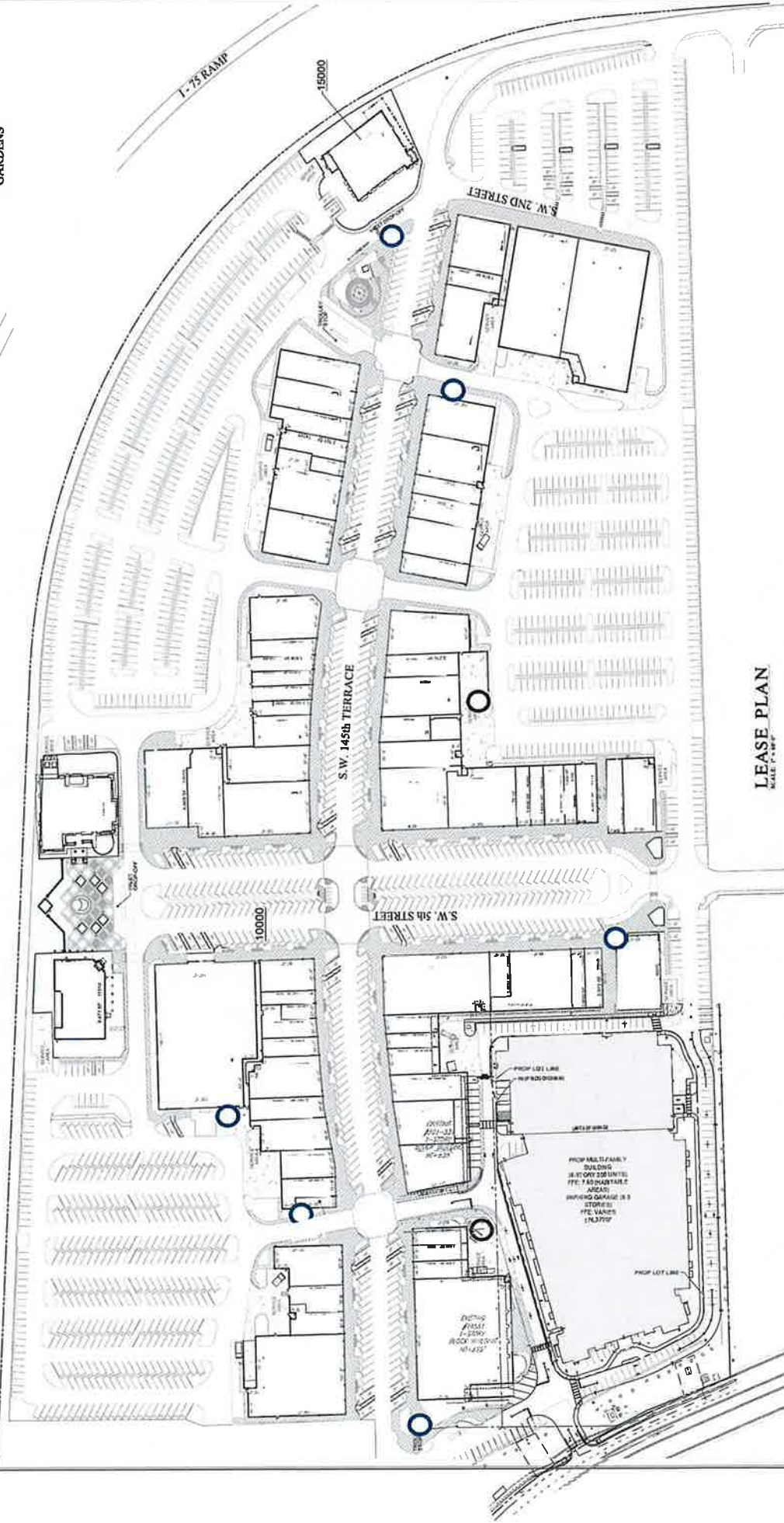


**THE SHOPS AT PEMBROKE
GARDENS
PEMBROKE PINES, FL**



Exhibit 5- Bicycle Racks

THE SHOPS AT PEMBROKE
GARDENS

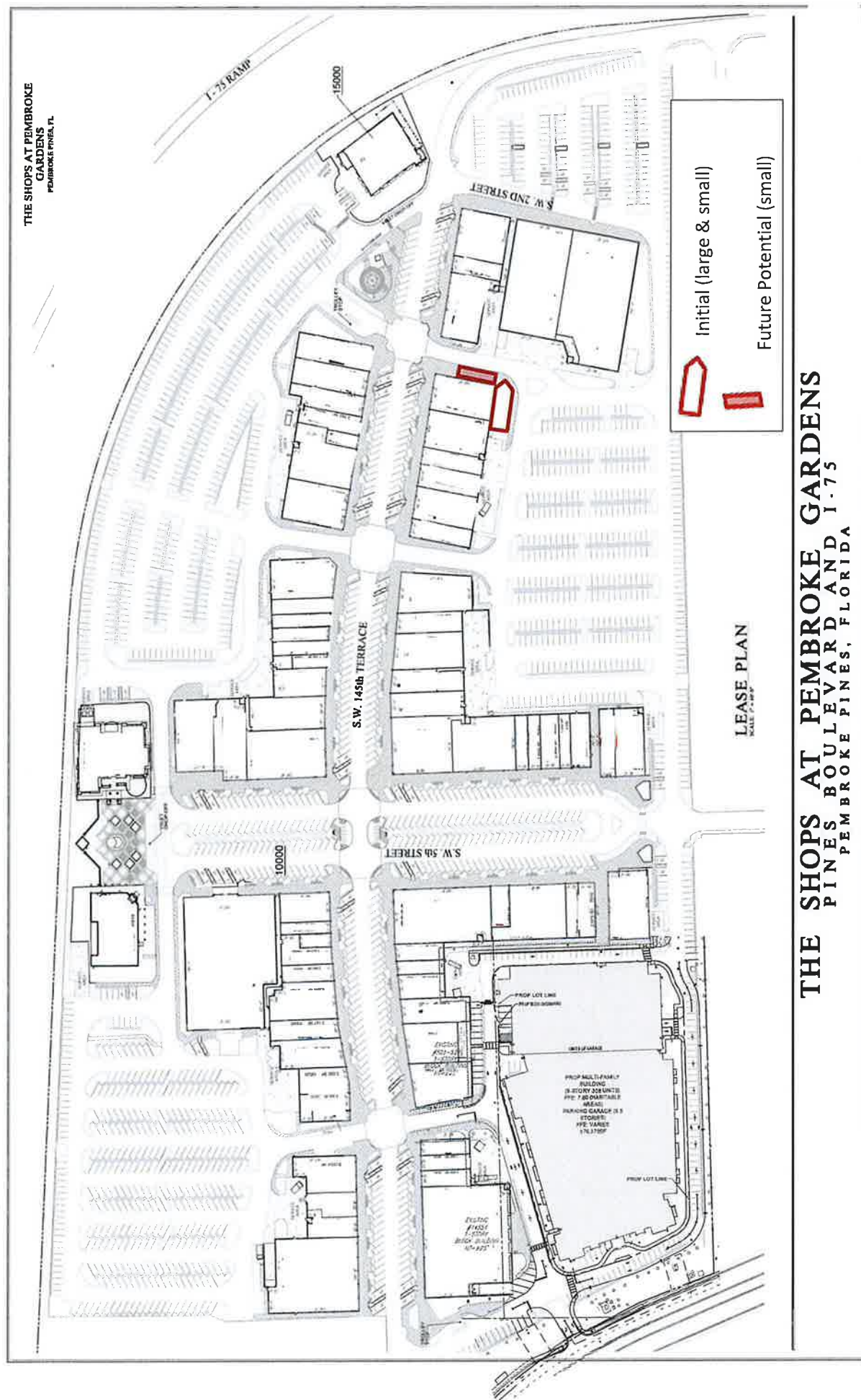


LEASE PLAN
SCALE 1" = 100'

THE SHOPS AT PEMBROKE GARDENS
PINES BOULEVARD AND I-75
PEMBROKE PINES, FLORIDA



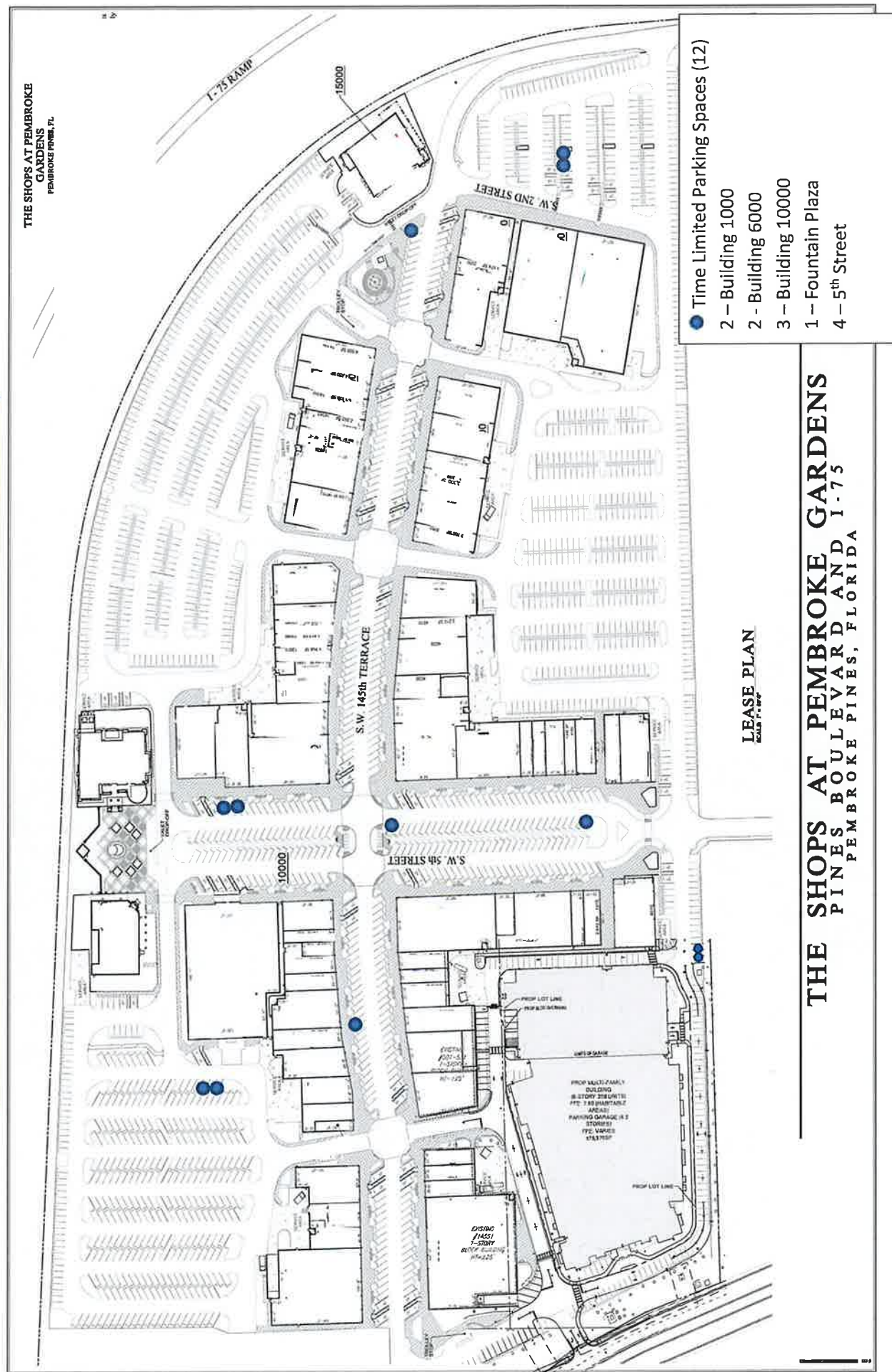
**THE SHOPS AT PEMBROKE
GARDENS
PEMBROKE PINES, FL**



THE SHOPS AT PEMBROKE GARDENS
PINES BOULEVARD AND I-75
PEMBROKE PINES, FLORIDA

Exhibit 7 Time Limited Parking Plan

**THE SHOPS AT PEMBROKE
GARDENS
PEMBROKE PINES, FL**



THE SHOPS AT PEMBROKE GARDENS
PINES BOULEVARD AND I-75
PEMBROKE PINES, FLORIDA

Exhibit 8

Sketch & Legal Descriptions

of Parcels A & B

EXHIBIT "C2"

DESCRIPTION OF A LOT SPLIT (NOT A SURVEY)

LEGAL DESCRIPTION (PARCEL A)

PARCEL "A", SHOPS AT PEMBROKE GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGE 101, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTION:

COMMENCING AT A POINT OF REFERENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A", THENCE WITH A LINE THROUGH SAID PARCEL "A", NORTH 45°22'01" WEST FOR A DISTANCE OF 83.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 63°47'38" WEST FOR A DISTANCE OF 49.89 FEET; THENCE SOUTH 66°40'59" WEST FOR A DISTANCE OF 32.41 FEET; THENCE SOUTH 73°17'11" WEST FOR A DISTANCE OF 88.63 FEET; THENCE 46.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.33 FEET, A CENTRAL ANGLE OF 90°03'41", AND A CHORD BEARING AND DISTANCE OF NORTH 61°40'58" WEST FOR 41.51 FEET; THENCE NORTH 16°39'12" WEST FOR A DISTANCE OF 275.35 FEET; THENCE NORTH 01°55'45" WEST FOR A DISTANCE OF 88.40 FEET; THENCE NORTH 12°21'40" WEST FOR A DISTANCE OF 34.93 FEET; THENCE NORTH 01°45'44" WEST FOR A DISTANCE OF 34.83 FEET; THENCE 30.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 19.33 FEET, A CENTRAL ANGLE OF 89°59'21", AND A CHORD BEARING AND DISTANCE OF NORTH 43°14'17" EAST FOR 27.34 FEET; THENCE NORTH 88°14'16" EAST FOR A DISTANCE OF 232.86 FEET; THENCE 38.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.33 FEET, A CENTRAL ANGLE OF 76°06'26", AND A CHORD BEARING AND DISTANCE OF SOUTH 53°42'33" EAST AND 36.16 FEET; THENCE 15.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 62.67 FEET, A CENTRAL ANGLE OF 14°35'57", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°57'19" EAST FOR 15.92 FEET; THENCE SOUTH 30°15'18" EAST FOR A DISTANCE OF 11.50 FEET; THENCE 18.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 36.03 FEET, A CENTRAL ANGLE OF 29°00'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 16°16'14" EAST FOR 18.04 FEET; THENCE SOUTH 01°45'47" EAST FOR A DISTANCE OF 309.68 FEET; THENCE 42.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 37.33 FEET, A CENTRAL ANGLE OF 65°33'22", AND A CHORD BEARING AND DISTANCE OF SOUTH 31°00'57" WEST FOR 40.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,624,755 SQUARE FEET OR 37.299 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PARCEL "A", SHOPS AT PEMBROKE GARDENS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT BOOK 176, PAGE 101, AS BEING SOUTH 01°45'14" EAST.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. AN ABSTRACT OF TITLE WAS NOT PERFORMED BY OR FURNISHED TO BOHLER. ANY EASEMENTS OR ENCUMBRANCES THAT MAY APPEAR AS A RESULT OF SAID ABSTRACT ARE NOT WARRANTED BY THIS SKETCH.
4. THIS IS NOT A "BOUNDARY SURVEY" BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
5. THE PURPOSE OF THIS DOCUMENT IS TO SKETCH AND DESCRIBE PARCEL A.
6. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-052, FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

COLLIN WOODYARD
LS. 7423
MARCH 28, 2025

SHEET 1 OF 3

SCALE: N/A	DATE 03/28/2025	DRAWN PD	PROJECT FLC230067.01	SEC. 15 TWP. 51 S RNG. 40 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280 CERT. OF AUTHORIZATION: LB#8085	BOHLER ™
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EXHIBIT "C2"

SKETCH OF A LOT SPLIT (NOT A SURVEY)

PINES BOULEVARD - S.R. 820
200' WIDE RIGHT-OF-WAY
O.R.B. 634, PG. 183 & O.R.B. 792, PG. 327

LEGEND

- N NORTH
- E EAST
- S SOUTH
- W WEST
- SEC. SECTION
- TWP. TOWNSHIP
- RNG. RANGE
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- P.S.M. PROFESSIONAL SURVEYOR
AND MAPPER
- R RADIUS
- L LENGTH
- CHB CHORD BEARING
- CHD CHORD LENGTH
- P.B. PLAT BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- PID PARCEL IDENTIFICATION
- F.D.O.T. FLORIDA DEPARTMENT
OF TRANSPORTATION

INTERSTATE - 75
VARIABLE WIDTH RIGHT-OF-WAY
F.D.O.T. SECTION 86075-2402

N2°32'33"E 1004.86'

R=931.74'
L=1357.71'
 $\Delta=83^{\circ}29'27''$

N85°42'05"E
117.27'

NORTH LINE OF PARCEL "A"
SHOPS AT PEMBROKE GARDENS

PARCEL "A"
SHOPS AT PEMBROKE GARDENS
P.B. 176, PG. 101
PID: 514015-05-0010

WEST LINE OF PARCEL "A"
SHOPS AT PEMBROKE GARDENS

PARCEL A
AREA: 1,624,755 SQUARE FEET
OR 37.299 ACRES

EAST LINE OF PARCEL "A"
SHOPS AT PEMBROKE GARDENS

LESS & EXCEPT
(SEE SHEET 3 OF 3
FOR DETAIL)

P.O.B.
(LESS & EXCEPT)

P.O.R.
(LESS & EXCEPT)

SOUTH LINE OF PARCEL "A"
SHOPS AT PEMBROKE GARDENS

S89°41'06"W 918.13'

PID: 514015-06-0010

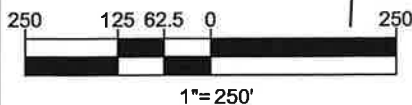
R=761.29'
L=47.69'
 $\Delta=3^{\circ}35'20''$

S.W. 145TH AVENUE
VARIABLE WIDTH RIGHT-OF-WAY
P.B. 178, PG. 144

S69°34'58"W 125.22'

PARCEL "A"
PEMBROKE CORPORATE CENTER
P.B. 177, PG. 91
PID: 514015-06-0010

BASIS BEARING
S1°45'44"E 1835.96'



SHEET 2 OF 3

SCALE: 1"=250'	DATE 03/28/2025	DRAWN PD	PROJECT FLC230067.01	SEC. 15 TWP. 51 S RNG. 40 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280 CERT. OF AUTHORIZATION: LB#8085	BOHLER ™
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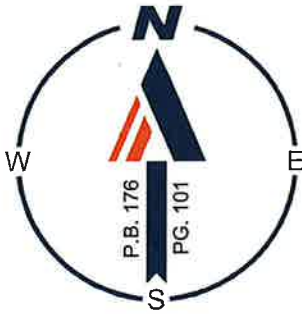


EXHIBIT "C2"

SKETCH OF A LOT SPLIT (NOT A SURVEY)

DETAIL SHEET

LEGEND

N NORTH
E EAST
S SOUTH
W WEST
SEC. SECTION
TWP. TOWNSHIP
RNG. RANGE
P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
P.S.M. PROFESSIONAL SURVEYOR
AND MAPPER
P.B. PLAT BOOK
PG. PAGE
PID PARCEL IDENTIFICATION

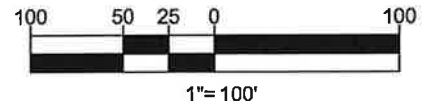
PARCEL "A"
SHOPS AT PEMBROKE GARDENS
P.B. 176, PG. 101
PID: 514015-05-0010

LESS & EXCEPT
(PARCEL B)
AREA: 117,647 SQUARE FEET
OR 2.701 ACRES

PARCEL "A"
PEMBROKE CORPORATE CENTER
P.B. 177, PG. 91
PID: 514015-06-0010

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N45° 22' 01"W	83.01'
L2	S63° 47' 38"W	49.89'
L3	S66° 40' 59"W	32.41'
L4	S73° 17' 11"W	88.63'
L5	N16° 39' 12"W	275.35'
L6	N01° 55' 45"W	88.40'
L7	N12° 21' 40"W	34.93'
L8	N01° 45' 44"W	34.83'
L9	N88° 14' 16"E	232.86'
L10	S30° 15' 18"E	11.50'
L11	S01° 45' 47"E	309.68'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	29.33'	46.11'	N61°40'58"W	41.51'	090°03'41"	29.36'
C2	19.33'	30.37'	N43°14'17"E	27.34'	089°59'21"	19.33'
C3	29.33'	38.96'	S53°42'33"E	36.16'	076°06'26"	22.96'
C4	62.67'	15.97'	S22°57'19"E	15.92'	014°35'57"	8.03'
C5	36.03'	18.24'	S16°16'14"E	18.04'	029°00'09"	9.32'
C6	37.33'	42.72'	S31°00'57"W	40.42'	065°33'22"	24.04'



SHEET 3 OF 3

SCALE: 1"=100'
DATE: 03/25/2025
DRAWN: PD
PROJECT: FLC230067.01
SEC. 15
TWP. 51 S
RNG. 40 E
1900 NW CORPORATE BLVD., SUITE 101E
BOCA RATON, FL 33431 561.571.0280
CERT. OF AUTHORIZATION: LB#8085

BOHLER

EXHIBIT "C1"

DESCRIPTION OF A LOT SPLIT (NOT A SURVEY)

LEGAL DESCRIPTION (PARCEL B)

A PORTION OF PARCEL "A", SHOPS AT PEMBROKE GARDENS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT THEREOF RECORDED IN PLAT BOOK 176, PAGE 101, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COMMENCING AT A POINT OF REFERENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A", THENCE WITH A LINE THROUGH SAID PARCEL "A", NORTH 45°22'01" WEST FOR A DISTANCE OF 83.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 63°47'38" WEST FOR A DISTANCE OF 49.89 FEET; THENCE SOUTH 66°40'59" WEST FOR A DISTANCE OF 32.41 FEET; THENCE SOUTH 73°17'11" WEST FOR A DISTANCE OF 88.63 FEET; THENCE 46.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.33 FEET, A CENTRAL ANGLE OF 90°03'41", AND A CHORD BEARING AND DISTANCE OF NORTH 61°40'58" WEST FOR 41.51 FEET; THENCE NORTH 16°39'12" WEST FOR A DISTANCE OF 275.35 FEET; THENCE NORTH 01°55'45" WEST FOR A DISTANCE OF 88.40 FEET; THENCE NORTH 12°21'40" WEST FOR A DISTANCE OF 34.93 FEET; THENCE NORTH 01°45'44" WEST FOR A DISTANCE OF 34.83 FEET; THENCE 30.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 19.33 FEET, A CENTRAL ANGLE OF 89°59'21", AND A CHORD BEARING AND DISTANCE OF NORTH 43°14'17" EAST FOR 27.34 FEET; THENCE NORTH 88°14'16" EAST FOR A DISTANCE OF 232.86 FEET; THENCE 38.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 29.33 FEET, A CENTRAL ANGLE OF 76°06'26", AND A CHORD BEARING AND DISTANCE OF SOUTH 53°42'33" EAST AND 36.16 FEET; THENCE 15.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 62.67 FEET, A CENTRAL ANGLE OF 14°35'57", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°57'19" EAST FOR 15.92 FEET; THENCE SOUTH 30°15'18" EAST FOR A DISTANCE OF 11.50 FEET; THENCE 18.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 36.03 FEET, A CENTRAL ANGLE OF 29°00'09", AND A CHORD BEARING AND DISTANCE OF SOUTH 16°16'14" EAST FOR 18.04 FEET; THENCE SOUTH 01°45'47" EAST FOR A DISTANCE OF 309.68 FEET; THENCE 42.72 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 37.33 FEET, A CENTRAL ANGLE OF 65°33'22", AND A CHORD BEARING AND DISTANCE OF SOUTH 31°00'57" WEST FOR 40.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 117,647 SQUARE FEET OR 2.701 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PARCEL "A", SHOPS AT PEMBROKE GARDENS, ACCORDING TO THE MAP OR PLAT RECORDED IN PLAT BOOK 176, PAGE 101, AS BEING SOUTH 01°45'14" EAST.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. AN ABSTRACT OF TITLE WAS NOT PERFORMED BY OR FURNISHED TO BOHLER. ANY EASEMENTS OR ENCUMBRANCES THAT MAY APPEAR AS A RESULT OF SAID ABSTRACT ARE NOT WARRANTED BY THIS SKETCH.
4. THIS IS NOT A "BOUNDARY SURVEY" BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
5. THE PURPOSE OF THIS DOCUMENT IS TO SKETCH AND DESCRIBE PARCEL B.
6. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-052, FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

COLLIN WOODYARD
LS. 7423
MARCH 28, 2025

SHEET 1 OF 2

SCALE: N/A	DATE 03/28/2025	DRAWN CW	PROJECT FLC230067.01	SEC. 15 TWP. 51 S RNG. 40 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280 CERT. OF AUTHORIZATION: LB#8085	BOHLER ™
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EXHIBIT "C1"

SKETCH OF A LOT SPLIT (NOT A SURVEY)



LEGEND

N NORTH
E EAST
S SOUTH
W WEST
SEC. SECTION
TWP. TOWNSHIP
RNG. RANGE
P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
P.S.M. PROFESSIONAL SURVEYOR
AND MAPPER
P.B. PLAT BOOK
PG. PAGE
PID PARCEL IDENTIFICATION

PARCEL "A"
SHOPS AT PEMBROKE GARDENS
P.B. 176, PG. 101
PID: 514015-05-0010

LINE TABLE		
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L3	S66° 40' 59"W	32.41'
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L5	N16° 39' 12"W	275.35'
L6	N01° 55' 45"W	88.40'
L7	N12° 21' 40"W	34.93'
L8	N01° 45' 44"W	34.83'
L9	N88° 14' 16"E	232.86'
L10	S30° 15' 18"E	11.50'
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C4	62.67'	15.97'	S22°57'19"E	15.92'	014°35'57"	8.03'
C5	36.03'	18.24'	S16°16'14"E	18.04'	029°00'09"	9.32'
C6	37.33'	42.72'	S31°00'57"W	40.42'	065°33'22"	24.04'

WEST LINE OF
THE S.E. 1/4 OF
SECTION 15

SOUTH LINE OF
PARCEL "A"
SHOPS AT
PEMBROKE GARDENS

PID: 514015-06-0010

EAST LINE OF PARCEL "A"
SHOPS AT PEMBROKE GARDENS

(PARCEL B)
AREA: 117,647 SQUARE FEET
OR 2.701 ACRES

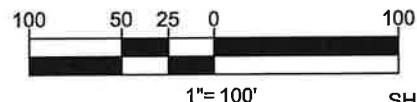
P.O.B.

P.O.R.
S.E. CORNER
OF PARCEL "A"
SHOPS AT
PEMBROKE
GARDENS
P.B. 176, PG. 101

PARCEL "A"
PEMBROKE CORPORATE CENTER
P.B. 177, PG. 91
PID: 514015-06-0010

BASIS BEARING
S1°45'44"E 1835.96'

S.W. 145TH AVENUE
VARIABLE WIDTH RIGHT-OF-WAY
P.B. 178, PG. 144



SHEET 2 OF 2

SCALE: 1"=100' DATE: 03/28/2025 DRAWN: CW PROJECT: FLC230067.01 SEC. 15 TWP. 51 S RNG. 40 E 1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280 CERT. OF AUTHORIZATION: LB#8085

BOHLER