





**City of Pembroke Pines**  
**Planning & Economic Development Department**  
**601 City Center Way 3<sup>rd</sup> Floor**  
**Pembroke Pines FL, 33025**

<b>Agenda Date:</b>	May 8, 2025	<b>Application ID:</b>	ZC 2024-0002
<b>Project:</b>	Pembroke Gardens Mixed Use Development (Map Change)	<b>Project Number:</b>	PRJ 2024-0009
<b>Project Planner:</b>	Joseph Yaciuk, Assistant Director	<b>Enacting Document:</b>	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance
<b>Owner:</b>	FR Pembroke Gardens LLC.	<b>Agent:</b>	Dwayne Dickerson Esq.
<b>Location:</b>	South of Pines Boulevard, between I-75 and Southwest 145 Avenue	<b>Acreage:</b>	+40 Acres
<b>Existing Zoning:</b>	PCD (Planned Commercial Development)	<b>Proposed Zoning:</b>	MXD (Mixed Use Development)
<b>Existing Land Use:</b>	Commercial	<b>Commission District:</b>	4
<b>Reference Applications:</b>	ZC 2018-03, , ZC 2015-05, ZC 2009-03, ZC 2008-03, ZC 2005-04, AM 2005-04		
<b>Applicant Request:</b>	A zoning map change from Planned Commercial Development (PCD) to Mixed Use Development (MXD)		
<b>Staff Recommendation:</b>	<b>Transmit to the City Commission with a favorable recommendation. The favorable recommendation includes the execution of the restrictive covenant addressing unit affordability and all voluntary commitments of the developer.</b>		
<b>Final:</b>	<input type="checkbox"/> Planning & Zoning Board	<input checked="" type="checkbox"/> City Commission	
<b>Reviewed for the Agenda:</b>	Director: <u></u> Assistant Director: <u></u>		

## Project Description / Background

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Dwayne Dickerson, agent for owner FR Pembroke Gardens LLC, requests approval of a rezoning (zoning map 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 2024-0003 – A zoning text change creating Mixed Use Development (MXD) development guidelines for the +-40-acre property.

The subject zoning change request is a direct result of the applicant wishing to build 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.

The applicant requests, through this zoning map change request, the following related city approvals to assign the residential units to the property:

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

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

- A Zoning text change application, creating MXD development guidelines for this property.
- 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.

## **SURROUNDING PROPERTIES:**

The existing zoning and land use plan designations of the surrounding properties to the subject site are as follows:

North – Pines Boulevard

East – Southwest 145 Avenue

Agricultural (A) / Office Park

Planned Development Small Lot (PDSL) / Irregular Residential (35 units /acre)

South- Planned Commercial Development (PCD) / Office Park

Residential Multi-Family (R-MF) / Low 5 Residential

West – I-75

## **ANALYSIS:**

### Unit Allocation

To develop the property as proposed, the applicant is requesting 44 flexibility units from the City. Flexibility units are units that may be allocated by a city to qualifying properties. Per Broward County Administrative Rules document 3.2 (B) (2), "...*Flexibility units must be assigned by the municipality, at a minimum, through (re)zoning or other official action...*"

The city currently maintains a reserve of 158 flexibility units that can be assigned to qualifying properties within the city as needed. Should the 44 flexibility units be approved for this property, the city will have 114 units remaining to apply to future development. There are currently no other formal requests for flexibility units being processed at this time. The city has the opportunity to request to replenish flexibility units in the future subject to Broward County review.

To obtain the 308 multi-family dwelling units desired by the applicant for this site, the applicant requests residential density bonuses through Broward County Policy 2.16.3. Broward County Policy 2.16.3 promotes affordable housing creation by permitting residential density bonuses when applicants provide affordable units on a site. Broward County Policy 2.16.3 permits the following density bonuses relating to the creation of affordable units:

*"Moderate-income: Six (6) bonus units per every one (1) "moderate-income" unit (including areas east of the Intracoastal Waterway).*

*Low-income: Nine (9) bonus units per every one (1) "low-income" unit (including areas east of the Intracoastal Waterway).*

*Very-Low-income: Nineteen (19) bonus units per every one (1) "very-low-income" unit (including areas east of the Intracoastal Waterway)."*

To meet Broward County Policy 2.16.3 requirements and achieve the 308 multi-family unit count desired, the applicant will **restrict 44 residential units as moderate-income affordable units**

**for a period of 30 years.** The remaining 264 units allowed by bonus will be permitted as market rate units. Moderate income is defined as persons having a total annual anticipated income for the household that does not exceed 120 percent of the median annual income adjusted for family size for households within the county.

*As per Policy 2.16.3, "The total number of units, including affordable and bonus units, on lands designated as "Residential" may not exceed a maximum of 50 dwelling units per acre on the Broward County Land Use Plan. For parcels designated "Commerce" or similar designation on the local land use plan map, these maximum densities shall not be applicable. If the total density, including the affordable and bonus units, exceeds the density permitted by the existing zoning classification, the governing body of the local government shall make a finding of compatibility with existing and future land uses and its local land development regulations at a publicly noticed meeting, consistent with its notification requirements; otherwise, the local planning agency of the local government may make the finding of compatibility at a publicly noticed meeting, consistent with the above."*

As part of this request, the applicant provides the following supporting commitments to address Broward County requirements:

- A restrictive covenant that will restrict 44 units as moderate-income housing units for a period of 30 years as required to meet Broward County Land Use Policy 2.16.3.

In addition, the applicant provides the following additional commitments related to future development.

- A voluntary commitment letter from the developer to provide the following:
  - a. An Affordable housing contribution of \$132,000 to be paid prior to the issuance of a residential building permit for this site.
  - b. A traffic improvement contribution of \$369,600 to be paid prior to the issuance of the first certificate of occupancy of a residential unit on the property.

The applicant informed city staff that they have discussed the full scope of this project, as well as the utilization of both County flexibility unit rules and policy 2.16.3 as it relates to this project with the Broward County Planning Council staff. The applicant is aware that Broward County will review a delegation request for the Shops at Pembroke Gardens plat to add the proposed 308 multi-family units in the future and at that time confirm city compliance with Broward County land use criteria before approving the new plat note.

Per the submitted documents, the criteria in Broward County 2.16.3 have been met by the applicant and therefore the city has no objection to the application of the policy as proposed.

#### Compatibility with Adjacent Use (Map)

Staff reviewed this zoning map change application and found that the proposed MXD district is the only single zoning designation in the Code of Ordinances that could support the mixture of residential and non-residential uses allowed by the underlying commercial land use designation for this +-40-acre property. Staff notes that the properties immediately adjacent to this site, as well other properties along the Southwest 145 Avenue corridor, are residential (Altis Apartments / Pembroke Cay Townhomes), retail (Shops at Pembroke Gardens), office (Duke Office, Edison Office), hotel (Fairfield Inn), education (Keiser University / FIU) and conservation uses. Therefore,

the proposed rezoning of this site to MXD district, which allows a mixture of similar uses would be compatible with the surrounding area.

#### Compatibility with Comprehensive Plan Policy

The following Land Use Plan comprehensive plan policies in which the proposed map change comply:

#### **Future Land Use Element**

**OBJECTIVE II** A variety of employment opportunities should continue to be encouraged to balance the City's tax base, provide jobs and employment centers in close proximity to affordable housing, and improve economic stability and mobility by giving special attention to the neediest and disadvantaged populations.

**Policy 1.5** - Continue to structure higher density near major arterials and open spaces.

**Policy 8.2** - Continue to provide diversified affordable housing opportunities utilizing various means such as density bonuses, tax incentives and government sponsored financing mechanisms to attract and stimulate private sector involvement.

**Policy 8.5** -. The City may utilize available flexibility units as bonus density to facilitate the provision of affordable housing in the city and county consistent with the requirements and definitions contained within the "Administrative Rules Document: Broward County Land Use Plan." Bonus density allocated for affordable housing may exceed 100% of the maximum number of dwelling units indicated for the parcel by the city and county land use plan maps provided such bonus allocation is consistent with the requirements and definitions contained within the "Administrative Rules Document: Broward County Land Use Plan."

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

The proposed zoning change is reliant upon the concurrent approval of the companion rezoning application and ZC 2024-0003 (Pembroke Gardens MXD development guidelines).

**Staff Recommendation: Transmit to the City Commission with a favorable recommendation. The favorable recommendation includes the execution of the restrictive covenant addressing unit affordability and all voluntary commitments of the developer.**

**Enclosures:**

- Unified Development Application
- Rezoning Narrative
- Broward County Administrative Rules Article 3- Flexibility Units
- Broward County Policy 2.16.3
- Restrictive Covenant (Affordable Units)
- Letter of Voluntary Commitments from Applicant
- 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.poin.es.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 feet 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 Gardens**Project Address:** 527 NW 145th Ter.**Location / Shopping Center:** Shops at Pembroke Gardens**Acreage of Property:** +/- 40.89 acres **Building Square Feet:** **Flexibility Zone:**  **Folio Number(s):** 514015050010 & 514015C**Plat 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

### ADJACENT ZONING

North: Pines Blvd. & I-75 Interchange

South: PCD

East: A & PD-SL

West: I-75

### PROPOSED

Zoning: MXD

Land Use / Density: Commercial

Use: Commercial & Residential

Plat Name: Shops at Pembroke C

Plat Restrictive Note: 440,000  
sq. ft. of commercial use & 598 r

### 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:

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**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.**

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper. There is no handwriting or other markings on the page.

## 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 28<sup>th</sup> day

of May, 2024

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.

*Dawn L. Dill* 5/29/2024  
Signature of Agent Date

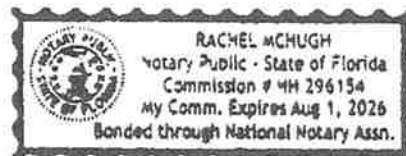
Sworn and Subscribed before me this 29<sup>th</sup> day

of May, 2024

Fee Paid

*Rachel McHugh*  
Signature of Notary Public

My Commission Expires





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

**FR Pembroke Gardens, LLC  
Pembroke Gardens  
527 NW 145<sup>th</sup> 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 145<sup>th</sup> 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.

## **ARTICLE 3**

### **FLEXIBILITY, REDEVELOPMENT UNITS AND SPECIAL RESIDENTIAL FACILITIES**

#### **3.1 UNIFIED FLEXIBILITY ZONES**

The Broward County Land Use Plan map shall be divided by municipal boundaries, known as "unified flexibility zones," for the purpose of determining the amount of flexibility available for use within the unified area, such as "flexibility units," "reserve units," "redevelopment units," and acreage within land use plan categories.

A local government's certified land use plan may permit the rearrangement of, within limits specified by the Broward County Land Use Plan, land uses and residential densities within its municipal unified flexibility zone.

Rearrangement of land uses and residential densities within a flexibility zone by a local government consistent with the limits specified by the Broward County Land Use Plan and this document may require (re)certification by the Planning Council, but does not require an amendment to the Broward County Land Use Plan.

#### **3.2 FLEXIBILITY UNITS**

- (A) Flexibility units, as defined in Section 2, "Definitions" of the Broward County Land Use Plan, shall equal the difference between the number of dwelling units permitted within a flexibility zone by the Broward County Land Use Plan and the number of dwelling units permitted within the local government's certified future land use plan map, plus additional remaining permitted dwelling units, fixed at the adoption date of the 2017 Broward County Land Use Plan and formerly defined as "Reserve Units" which were equal to two percent (2%) of the total number of dwelling units permitted by the local government's certified future land use plan map.
- (B) Assignment of flexibility units by a local government is subject to all of the following rules and regulations:
  - (1) Assignment of flexibility units shall be subject to meeting the provisions of Policy 2.10.1 of the Broward County Land Use Plan concerning compatibility with adjacent land uses and impacts on public schools;
  - (2) Flexibility units must be assigned by the municipality, at a minimum, through (re)zoning or other official action. An amendment to the local land use plan may be required by the applicable municipality.



- (3) Upon assignment of flexibility units, the local government shall notify the Planning Council in writing and submit revised charts, as contained within the certified local land use plan, which reflect the current total.
- (4) Flexibility units shall not be assigned from areas circumscribed by dashed lines on the Broward County Land Use Plan, nor be reflected within the "flexibility unit chart" of the certified local land use plan.
- (5) The Planning Council, upon determination that a local government has failed to report assignment of flexibility units in a timely or sufficient manner or has assigned flexibility units improperly, shall take such actions as may be necessary and proper, including decertification of the local land use plan, to enforce the requirements of the Broward County Land Use Plan and this document.

### **3.3 REDEVELOPMENT UNITS**

- (A) Redevelopment units, as defined in Section 2, "Definitions," of the Broward County Land Use Plan, means additional permitted dwelling units equal to three percent (3%) of the total number of dwelling units as established by the adoption of the 2017 BrowardNext Broward County Land Use Plan.
- (B) Municipalities that have fewer than 250 combined "flexibility units" or "redevelopment units" may apply to the Broward County Planning Council for the allocation of "redevelopment units" in allocations of 500 dwelling units, or 10% of the number of dwelling units permitted by the certified municipal land use plan, whichever is less.
- (C) The number of units per application may be increased to 750, or 15% of the number of dwelling units permitted by the certified municipal land use plan, whichever is less, if the municipality demonstrates a commitment for at least 10% very-low or low affordable housing, with a legally enforceable mechanism recorded in the public records of Broward County, Florida, to the satisfaction of Broward County, for a minimum period of 30 years.
- (D) Assignment of redevelopment units by a local government shall be subject to meeting the provisions and criteria of Appendix 3 of this Document.
- (E) Upon assignment of redevelopment units, the local government shall notify the Planning Council in writing and submit revised charts, in the format certified by the Planning Council, which reflect the current total.

# BrowardNext → 2017 BROWARD COUNTY LAND USE PLAN

## SECTION 2: POLICIES

...

### **AFFORDABLE HOUSING BONUS DENSITY**

#### **POLICY 2.16.3**

- (1) Bonus residential density may be allocated to facilitate the development of affordable housing for persons within the following income categories as defined in the Broward County Land Use Plan:

- Moderate-income persons having a total annual anticipated income for the household that does not exceed 120 percent of the median annual income adjusted for family size for households within the county.\*

- Low-income persons having a total annual anticipated income for the household that does not exceed 80 percent of the median annual income adjusted for family size for households within the county.\*

- Very-Low income persons having a total annual anticipated income for the household that does not exceed 50 percent of the median annual income adjusted for family size for households within the county.\*

\*While occupying a rental unit, annual anticipated gross income may increase to an amount not to exceed 140 percent of the applicable median income adjusted for family size.

- (2) Bonus Formulas

*Moderate-income:* Six (6) bonus units per every one (1) “moderate-income” unit (including areas east of the Intracoastal Waterway).

*Low-income:* Nine (9) bonus units per every one (1) “low-income” unit (including areas east of the Intracoastal Waterway).

*Very-Low-income:* Nineteen (19) bonus units per every one (1) “very-low-income” unit (including areas east of the Intracoastal Waterway).

- (3) Affordable housing density bonuses are conditioned on the developer or purchaser providing, in a manner acceptable to the affected unit of local government, guarantees, as a minimum, through the use of restrictive covenants, that the affordability of the bonus units for the affordable income groups described above will be maintained for a period of at least thirty (30) years for rental housing and at least thirty (30) years for owner occupied housing.

- (4) The total number of units, including affordable and bonus units, on lands designated as “Residential” may not exceed a maximum of 50 dwelling units per acre on the Broward County Land Use Plan. For parcels designated “Commerce” or similar designation on the local land use plan map, these maximum densities shall not be applicable. If the total density, including the affordable and bonus units, exceeds the density permitted by the existing zoning classification, the governing body of the local government shall make a finding of compatibility with existing and future land uses and its local land development regulations at a publicly noticed meeting, consistent with its notification requirements; otherwise, the local planning agency of the local government may make the finding of compatibility at a publicly noticed meeting, consistent with the above.
- (5) At the time of allocation of bonus density, the applicable local government must make a finding that adequate public facilities and services are in place or will be in place with completion of project construction, to accommodate all bonus and affordable units.
- (6) Allocations of bonus residential density do not require an amendment to the Broward County Land Use Plan or local land use plan.
- (7) Units of local government may utilize the Bonus Density provisions regardless of whether such provisions are incorporated within their certified local land use elements. This Policy is discretionary upon the local government and does not create any entitlements to the bonus units. Allocation of the bonus units requires authorization of the local government at a publicly noticed meeting, consistent with its notification requirements, of the governing body or, when the total density, including affordable and bonus units, does not exceed the density permitted by the existing zoning classification, by the local planning agency.
- (8) By January 31 of each year, an official of each local government shall transmit to the Planning Council an annual report providing tables reflecting bonus density units allocated.
- (9) “Affordable” unit and bonus unit construction is subject to the following, as enforced by the applicable local government:
  - a. One hundred percent (100%) of “affordable” units must receive certificates of occupancy before the final fifty percent (50%) of bonus units receive their certificate of occupancy; or
  - b. The local government must require that “affordable” units are available before or concurrently with bonus units.
- (10) This Policy is incentive-based and units of local government may be more restrictive and are not required to adopt, utilize or implement the above referenced bonus formulas.

Return recorded copy to:

Document prepared by:

Dwayne L. Dickerson, Esq.  
Miskel Backman, LLP  
14 SE 14<sup>th</sup> Street, Suite 36  
Boca Raton, Florida 33432

---

**DECLARATION OF RESTRICTIVE COVENANTS  
(AFFORDABLE HOUSING)**

This Declaration of Restrictive Covenants ("Declaration") made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by FR PEMBROKE GARDENS, LLC, a Foreign limited liability company, whose mailing address is 909 Rose Avenue, Suite 200, North Bethesda, MD 20852 (referred to herein as "Owner").

WITNESSETH:

WHEREAS, Owner is the fee simple owner of land located in the City of Pembroke Pines ("City"), Broward County, Florida, and more particularly described in Exhibit "A" ("Property"); and

WHEREAS, the Property is subject to a site plan application (Site Plan # ????) (referred to herein as the "Application") which permits the Owner to develop the Property with an eight-story multi-family residential development containing three hundred and eight (308) multi-family residential units ("Project"); and

WHEREAS, as a condition of approval for the Project, Owner is required to designate forty-four (44) of the multi-family residential units as moderate-income affordable units, as defined herein; and

WHEREAS, Broward County Land Use Plan Policy 2.16.3 (Affordable Housing Bonus Density) defines the moderate income category as moderate income persons having a total annual anticipated income for the household that does not exceed one hundred and twenty (120) percent of the median annual income adjusted for family size for households within Broward County ("Moderate Income Affordable Units"); and

WHEREAS, Owner agrees to grant this Declaration to the City in order to restrict forty-four (44) multi-family residential units as Moderate-Income Affordable Units, and the City agrees to accept this Declaration in order to place certain restrictions on the construction of the Property upon development of the Project.

NOW, THEREFORE, in consideration of the promises and covenants herein contained, Owner hereby declares that the Property specifically referenced herein shall be owned, held, used, transferred, sold, conveyed, demised and occupied subject to the covenants, restrictions and regulations hereinafter set forth, all of which shall run with such Property and any part thereof and which shall be binding upon all parties having any right, title or interest in such Property or any part thereof, their heirs, successors and assigns.

1. **Recitations.** The recitations set forth above are true and correct and are incorporated into this Declaration by this reference.
2. **Affordable Housing Restriction.** Owner is intending to develop the Property with the Project. Of the three hundred and eight (308) multifamily dwelling units being developed, Owner hereby agrees to restrict forty-four (44) multifamily dwelling units to Moderate Income Affordable Units.
3. **Term.** This Declaration is to run with the land and shall bind all parties and all persons for a period of thirty (30) years from the Effective Date, unless an instrument signed by the then owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified, amended or released in accordance with the provisions set forth in Paragraph 4 herein.
4. **Modification, Amendment, Release.** This Declaration shall not be modified, amended or released as to any portion of the Property except by written instrument, executed by the then owner or owners of the portion of the Property affected by such modification, amendment or release and approved in writing by the City. The appropriate governmental authority of the City shall execute a written instrument effectuation and acknowledging such modification, amendment or release. Any amendment, modification or release of this Declaration shall be recorded in the Public Records of Broward County, Florida.
5. **Recording and Effective Date.** This Declaration shall not become effective and shall not be recorded in the Public Records of Broward County, Florida and the restrictions on the development of the Property contained herein shall not become enforceable until all required governmental entities have approved and adopted, with no appeal having been filed or if filed resolved so as to uphold the approvals, the Application, and building permits are issued, which will allow development of the Property in accordance with the restrictions herein ("Final Approval"). Declarant shall record this Declaration not later than ten (10) business days after Final Approval. Once recorded, the restrictions herein shall run with the Property and shall remain in full force and effect and be binding upon Owner and its heirs, successors and assigns until such time as the same are modified, amended or released as provided for herein.
6. **Severability.** Invalidity of any one of these provisions, by judgment of court, shall not affect any of the other provisions which shall remain in full force and effect.
7. **Third Party Beneficiary Rights.** This Declaration is not intended to create, nor shall it be in any way interpreted or construed to create, any third-party beneficiary rights in any person not a party hereto unless otherwise expressly provided herein.
8. **Captions, Headings and Titles.** Paragraph captions, headings and titles inserted throughout this Declaration are intended as a matter of convenience only and in no way shall such captions, headings or titles define, limit or in any way affect the subject matter or any of the terms and provisions thereunder or the terms and provisions of this Declaration.

IN WITNESS WHEREOF, Owner has executed this Covenant on the day first above written.

FR PEMBROKE GARDENS, LLC, a  
Foreign limited liability company

WITNESSES:

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

By: \_\_\_\_\_

(Signature)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
Title

STATE OF \_\_\_\_\_ )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by means of \_\_\_\_ physical presence, or  
\_\_\_\_, online notarization, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_  
\_\_\_\_\_, as \_\_\_\_\_ of FR PEMBROKE GARDENS, LLC, a Foreign limited  
liability company, on behalf of the Owner. He/she is personally known to me or has produced \_\_\_\_  
\_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

\_\_\_\_\_  
Print Name

My Commission Expires:

**EXHIBIT "A"**



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

April 30, 2025

**Via E-Mail:** [mstamm@ppines.com](mailto:mstamm@ppines.com)

Michael Stamm Jr.  
Director/Assistant City Manager  
City of Pembroke Pines  
601 City Center Way, 3rd Floor  
Pembroke Pines, Florida 33025

***Re: Pembroke Gardens' Voluntary Traffic Improvements and Affordable Housing Contributions (Application #'s ZC 2024-0002 & ZC 2024-0003)***

Dear Mr. Stamm:

As you are aware, the law firm of Miskel Backman LLP represents FR Pembroke Gardens, LLC ("FR Pembroke"), who is the owner of two parcels totaling +/- 40.89 acres, generally located on the south side of Pines Blvd. between I-75 and SW 145<sup>th</sup> 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 Shops at 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.

FR Pembroke is proposing to redevelop a +/- 2-acre portion of the Property, currently used for Shopping Center parking, with a luxury multi-family residential development consisting of +/- three hundred and eight (308) dwelling units ("Project"). In order to offset any impacts associated with the proposed Project, this correspondence shall serve to memorialize FR Pembroke's commitment to pay five hundred dollars (\$500.00) for each of the two hundred and sixty-four (264) market rate units associated with the Project totaling one hundred thirty-two thousand dollars (\$132,000.00), hereinafter referred to as the "Affordable Housing Contribution". Additionally, FR Pembroke shall pay one thousand four hundred dollars (\$1,400.00) for each of the two hundred and sixty-four (264) market rate units associated with the Project totaling three hundred sixty-nine thousand six hundred dollars (\$369,600.00), hereinafter referred to as the "Traffic Improvements Contribution". The Affordable Housing Contribution shall be due upon the issuance of the first building permit for the Project. The Traffic Improvements Contribution shall be due upon the issuance of the first certificate of occupancy for the Project.

Please contact me if you have any questions regarding this matter.

Sincerely,

MISKEL BACKMAN, LLP

A handwritten signature in blue ink that reads "Dwayne L. Dickerson".

Dwayne L. Dickerson, Esq.  
DLD/jk

CC: Joe Yaciuk, Assistant Director, Planning and Economic Development Department

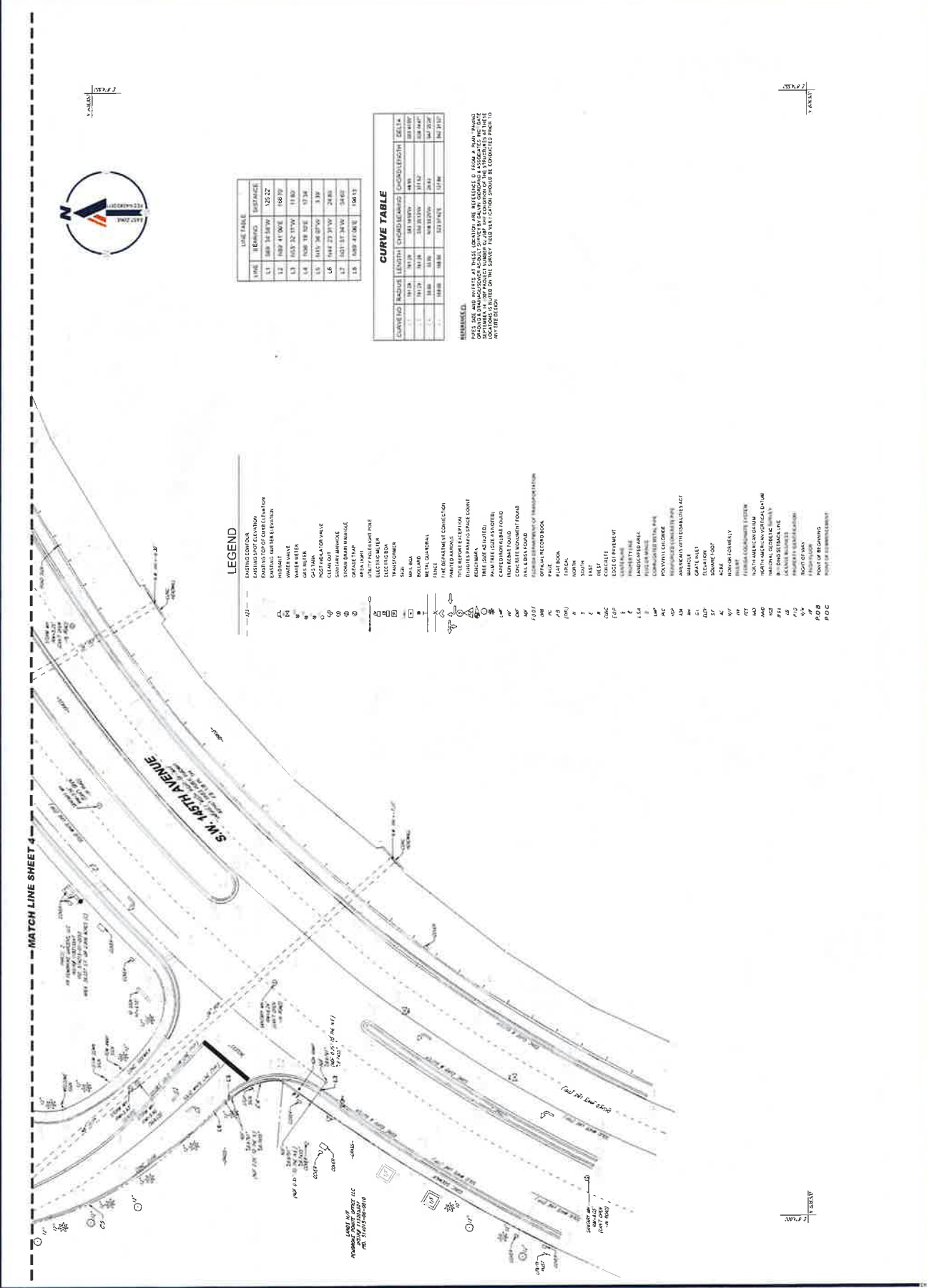




**NOTE:** AERIAL IMAGERY SHOWN HEREON IS TAKEN BY AN ORTHOPHOTO PREPARED BY BOILER ENGINEERING PLLC AND IS DATE FEBRUARY 5, 2020. THE IMAGERY IS GEOREFERENCED TO THE NORTH AMERICAN DATUM OF 1983/2011 PROJECTION. TRANSVERSE MERCATOR IMAGERY IS SHOWN REFERENCE ONLY AND SHOULD NOT BE CONSIDERED SURVEY INFORMATION.



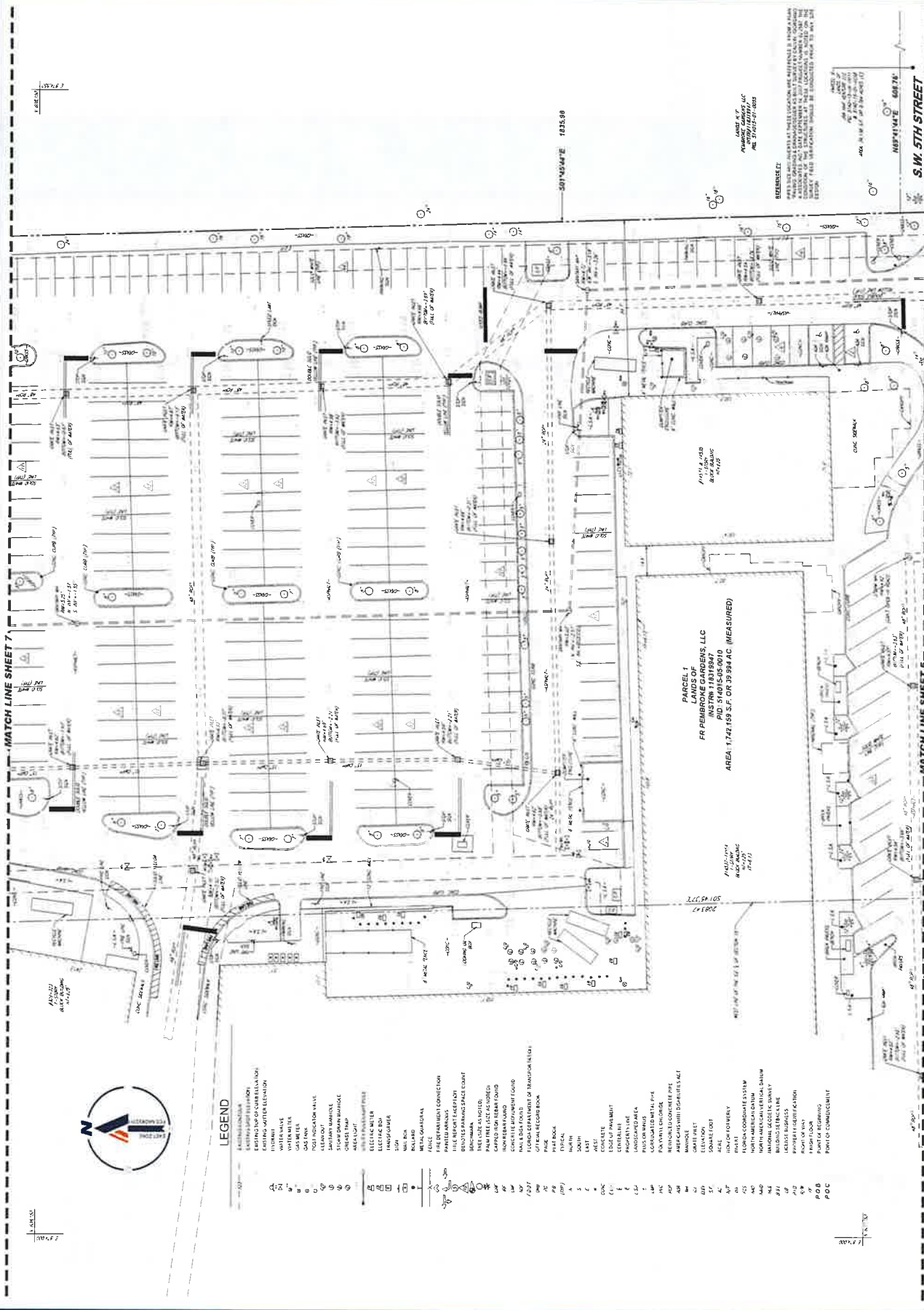




CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
1	143.28	191.09	103° 34' 39"	48.83	58° 51' 00"
2	191.29	181.29	53° 35' 39"	91.52	52° 34' 45"
3	233.58	131.02	9° 09' 35" N	124.57	56° 33' 00"
4	148.90	149.00	323° 31' 42"	131.86	54° 11' 15"











PIPE SIZE AND INVERTS AT THESE LOCATIONS ARE REFERENCED FROM A PLAIN PAVING GRADING DRAINAGE SEWER AS BUILT SURVEY BY CALVIN GORDIANO ASSOCIATES INC. DATE SEPTEMBER 11, 2007. PROJECT NUMBER 03-11-001. THE CONDITION OF THE STRUCTURES AT THESE LOCATIONS IS NOTED IN THE FIELD NOTES.

## **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  
954-392-3400 (Office) • yhall@ppines.com  
Consider the environment before printing this email.

## MEMORANDUM

April 30, 2025

**To:** Joe Yaciuk  
Planning Administrator

**From:** Julia Aldridge  
Planner / Zoning Tech

**Re:** ZC 2024-0002 (SPG Residential)

---

All comments regarding the above Site Plan have been satisfied.

## **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

**To:** Joe Yaciuk  
Planning Administrator

**From:** Julia Aldridge  
Planner / Zoning Tech

**Re:** ZC 2024-0002 (SPG Residential)

---

All comments regarding the above Site Plan have been satisfied.

## 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.~~

- ~~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](mailto: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).~~
  - ~~• 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
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

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### **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](mailto:yhall@ppines.com)  
City Hall Hours: Monday to Thursday 7am to 6pm – Closed Friday  
Online Access: [Pines Web Services](#)  
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## **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

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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**

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## 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)

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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

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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  
[954.392.2100 \(Office\)](tel:954.392.2100) • [yhall@ppines.com](mailto: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:** June 12, 2024  
**To:** ZC 2024-0002, 0003 file  
**From:** Joseph Yaciuk, Assistant Director  
**Re:** Shops at Pembroke Gardens

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### 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.
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28. Verify that all exhibits are consistent with new proposal.

SUBJECT SITE AERIAL PHOTO

Shops at Pembroke Gardens Map Rezoning (ZC2024-0002, PRJ2024-0009)

