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FR Pembroke Gardens, LLC
Pembroke Gardens
527 NW 145th Ter.
Sustainability Impact Statement

FR Pembroke Gardens, LLC (“Petitioner”) is the owner of two parcels totaling +/- 40.89 acres, generally located on the south side of Pines Blvd. between I-75 and SW 145th Ave. (“Master Property”) within the City of Pembroke Pines (“City”). The Master Property consists of two parcels, Parcel 1 is a +/- 40-acre parcel identified as folio #514015050010 and is developed with the Pembroke Gardens Shopping Center (“Shopping Center”). The Shopping Center is a pedestrian friendly, outdoor commercial center featuring over seventy-five (75) retailers and restaurants. Parcel 2 is a +/- 0.89-acre parcel identified as folio #514015010053 and is improved with landscaping and an access point into the Shopping Center. Parcel 1 is located on Parcel A of the Shops at Pembroke Gardens plat, while Parcel 2 is not specifically delineated in a recorded plat. Both parcels contain a future land use designation of Commercial on the City’s Future Land Use Map and a zoning designation of Planned Commercial District (PCD). Petitioner is proposing to remove +/- 2.70 acres of area currently used for parking as part of the Shopping Center (“Property”) and develop a luxury multi-family residential development consisting of +/- 308 dwelling units (“Project”).

The development of the project will have a positive impact on the City and surrounding area and will include sustainable initiatives above and beyond the City Code requirements. Specifically, the Project will include the following sustainable initiatives:

- The project will be LEED certified
- Reduced impervious area and increased pervious area
- White Roof (High SRI reduces Heat Island effect)
- Water usage metering
- LED lighting both interior and exterior (reduces energy use approx. 35%)
- Recycling program-double chutes for trash and recycling will be provided in the buildings. When the City implements a new recycling program, the development will utilize the recycling facilities to participate in the recycling program.
- Energy Star appliances where non-proprietary
- Low flow plumbing fixtures (if requested)
- Low VOC materials: adhesives, sealants, paints, coatings, and flooring systems
- Bicycle racks near building
- EV charging stations