

May 31, 2022

VIA EMAIL

Mr. Joseph Yaciuk  
City of Pembroke Pines  
601 City Center Way  
Pembroke Pines, FL 33025

Re: Edison Pembroke Application – MXD Text Amendment – ZC-2021-01

Dear Joe:

In light of the comments received from the City Commissioners at the May 18, 2022 City Commission meeting, we are providing the revised Edison Pembroke MXD Design Guidelines that addresses the comments received. Specifically, the following changes were made:

1. The residential parking ratio is now 2.0 spaces per dwelling unit. This is the same parking ratio approved for the apartment development along SW 145 Avenue that was permitted as Altis.
2. The number of electrical vehicle charging stations was increased to 12 and they will be located on the residential and nonresidential portions of the development. New construction will include conduit for future charging stations so that they can be installed easily as demand increases.
3. Exercise stations were added along the walking trail which is located on the south and west side of the MXD. This trail connects to the one on the Pembroke Pointe PCD.
4. Maintenance of the exercise stations is specifically referenced in the maintenance section of the MXD.
5. Standards for compact spaces were added.

Please let me know if you need any additional information regarding the proposed MXD.

Sincerely,

GREENSPOON MARDER LLP

*Cynthia A. Pasch*

Cynthia A. Pasch, AICP