



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

Summary

Agenda Date:	August 13, 2026	Application ID:	AM 2026-0001
Project:	Mixed Use Development (MXD) Text Amendment	Project Number:	N/A
Project Planner:	Cole Williams, Senior Planner		
Agent:	Barbara Hall		
Reference Applications:	N/A		
Applicant Request:	Amendment to Land Development Code section 155.453 Mixed Use Development (MXD)		
Staff Recommendation:	Transmit to City Commission with a favorable recommendation		
Final:	☐ Planning & Zoning Board	☒ City Commission	
Reviewed for the Agenda:	Director: <u></u> Assistant Director: <u></u>		

Project Description / Background

Barbara Hall, representing Midtown Pembroke LLC, requests consideration of a text amendment to City Code Section 155.453 - *Mixed Use Development (MXD)*. The proposed amendment will allow for the potential rezoning and subsequent mixed use development on a parcel less than 25 acres; however, the proposed amendment will apply citywide. The applicant has included the attached ordinance and justification as part of their request.

The City Commission approved the Mixed Use Development ordinance in August of 1998 (Ordinance 1275 – Section 155.210 City Code of Ordinances). The Ordinance established guidelines for the implementation of a mixed use zoning district. In 2021, the code section was renumbered to 155.453 as part of the Land Development Code restructuring. At the time, no substantive changes were made to the section.

DETAILS OF REQUEST:

The applicant requests to reduce the minimum project size to 10 acres instead of the currently required 25 acres for mixed use developments.

STAFF ANALYSIS:

As outlined in the applicant's justification statement, the proposed modification resolves the gap in size requirements for planned zoning district. Currently, Planned Development Small Lot (PD-SL) allows a maximum of 10 acres, while the MXD zoning district requires a minimum of 25 acres/ This effectivity precludes the use of a planned zoning district for properties greater than 10 acres but less than 25.

City staff acknowledge that a reduction in the minimum acreage requirement will generate new opportunities for potential redevelopment and infill projects citywide. Staff also acknowledge the proposed reduction is consistent with current industry and planning practices.

Approval of the proposed amendment will enable Midtown Pembroke LLC to proceed with a request to rezone a site that does not meet the current 25 acre minimum requirement to a mixed use development district. Any future rezoning request as a result of this amendment is subject to Planning and Zoning Board review and City Commission approval.

Staff Recommendation: Direct the City Attorney to draft an Ordinance for City Commission review.

Enclosed: Unified Development Application
Memo from Planning Division (7/16/26)
Justification Letter
Proposed Ordinance



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

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

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

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|---|
| ☐ Appeal* | ☐ Sign Plan |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan* |
| ☐ Delegation Request | ☐ Site Plan Amendment* |
| ☐ DRI* | ☐ Special Exception* |
| ☐ DRI Amendment (NOPC)* | ☐ Variance (Homeowner Residential) |
| ☐ Flexibility Allocation | ☐ Variance (Multifamily, Non-residential)* |
| ☐ Interpretation* | ☐ Zoning Change (Map or PUD)* |
| ☐ Land Use Plan Map Amendment* | ☒ Zoning Change (Text) |
| ☐ Miscellaneous | ☐ Zoning Exception* |
| ☐ Plat* | ☐ 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: Code Amendment RequestProject Address: n/aLocation / Shopping Center: n/aAcreage of Property: n/aBuilding Square Feet: n/aFlexibility Zone: n/aFolio Number(s): n/aPlat Name: n/aTraffic Analysis Zone (TAZ): n/1Legal Description: n/a

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

Owner's Name: Midtown Pembroke LLC

Owner's Email Address: _____

Owner's Phone: 305-961-1115 Owner's Fax: _____

Agent: Barbara Hall, Attorney

Contact Person: Barbara Hall

Agent's Address: _____, Fort Lauderdale 33301

Agent's Email Address: _____

Agent's Phone: 954-768-8236 **Agent's Fax:** 954-759-5536

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: n/a

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT ZONING

North: n/a

South: _____

East: _____

West: _____

PROPOSED

Zoning: n/a

Land Use / Density: _____

Use: _____

Plat Name: _____

Plat Restrictive Note: _____

ADJACENT LAND USE PLAN

North: n/a

South: _____

East: _____

West: _____

-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:

See Project Description for Code Amendment

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)

Request for Text Amendment to Section 155.453(C) 3 to add the language shown in Exhibit "A". The justification is provided in Exhibit "B" , both Exhibits "A" and "B" are attached.

SECTION 7- PROJECT AUTHORIZATION

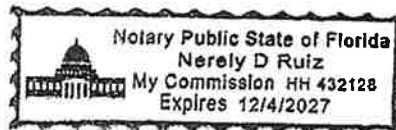
OWNER CERTIFICATION

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.

[Signature] 6/30/24
Signature of Owner Date

Sworn and Subscribed before me this 30 day
of June, 2024

Fee Paid [Signature] 12/04/2027
Signature of Notary Public My Commission Expires



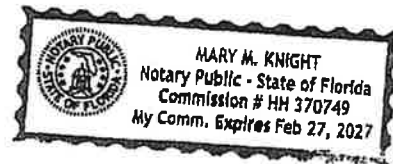
AGENT CERTIFICATION

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.

[Signature] June 30, 2024
Signature of Agent Date

Sworn and Subscribed before me this 30th day
of June, 2024

Fee Paid [Signature] Mary M. Knight
Signature of Notary Public My Commission Expires



Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applicant: Midtown Pembroke LLC

Authorized Representative: Barbara Hall

Application Number: _____

Application Request: Code Amendment Sec 145.453(c)3.

I, Barbara Hall (print Applicant/Authorized Representative name), on behalf of Midtown Pembroke LLC (Applicant), hereby waive the deadlines and/or procedural requirements of Florida Statute Section 166.033 as the provisions of said statute apply to the above referenced application, including, but not limited to the following:

- a. 30-day requirement for Applicant Response to Staff determination of incompleteness as described in DRC Comments and/or Letter to Applicant;
- b. 30-day Staff review of Applicant Response to DRC Comments and/ or Letter to Applicant;
- c. Limitation of three (3) Staff Requests for Additional Information;
- d. Requirement of Final Determination on Applicant's application approving, denying, or approving with conditions within 120 or 180 days of the determination of incompleteness, as applicable.

Barbara Hall 6/30/26
Signature of Applicant or Applicant's Date
Authorized Representative

Barbara Hall
Print Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Recommendations:

Date: July 16, 2026
To: AM 2026-0001 file
From: Cole Williams, Senior Planner
Re: MXD Code Update

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

PLANNING HAS NO COMMENTS REGARDING THIS APPLIATION

Exhibit B

Justification

The proposed text amendment would reduce the minimum acreage required for a Mixed Use Development (MXD) District from 25 acres to 10 acres. Currently, the City's Land Development Code contains a gap in available zoning options: the PD-SL zoning district is limited to sites of 10 acres or less, while the MXD zoning district requires a minimum of 25 acres. As a result, properties between 10 and 25 acres are effectively precluded from utilizing either zoning framework, leaving a significant number of redevelopment sites without access to innovative mixed-use development opportunities.

There are few, if any, remaining 25-acre sites within the City that are under single, unified ownership. As properties age and become candidates for redevelopment, assembling a 25-acre tract has become increasingly difficult and, in many cases, impractical. Reducing the minimum acreage requirement to 10 acres would expand eligibility to underutilized and infill properties that are capable of supporting cohesive, master-planned mixed-use development, while still providing sufficient scale to ensure high-quality site design, integrated land uses, and coordinated infrastructure.

The amendment would facilitate the adaptive reuse and revitalization of aging commercial properties located along established corridors, activity centers, and transit-supportive locations. By encouraging a mix of residential, commercial, and employment uses within a unified development plan, MXD projects can promote walkability, create vibrant destinations, and reduce external vehicle trips through internal trip capture. Redevelopment of underutilized properties through the MXD framework would also enhance property values and increase the City's tax base.

The proposed 10-acre threshold is consistent with contemporary planning practices and reflects trends observed in other local jurisdictions. Many municipalities have recalibrated their mixed-use regulations to better accommodate infill and redevelopment opportunities while maintaining high standards for master planning. For example, the City of Miramar requires a minimum of only five acres for its mixed-use district, while the City of Plantation's Mixed Use–Transit Oriented Development district does not impose a minimum acreage requirement. A 10-acre threshold remains sufficiently substantial to support comprehensive mixed-use development while allowing a broader range of properties to participate in the MXD program.

The project would transform an underutilized parking lot situated between two existing office buildings zoned MXD and PCD into a vibrant mixed-use development that integrates new residential uses with the existing office development. The proposal would create a cohesive

development pattern adjacent to the Pembroke Lakes Mall area and further the City's redevelopment and infill objectives.

However, despite being otherwise consistent with the goals and intent of the MXD district, the proposed development does not satisfy the current 25-acre minimum acreage requirement. In addition, because the project contemplates incorporating portions of an existing MXD-zoned development into a new MXD, the acreage for the remaining MXD would also be reduced below the current 25-acre threshold. As a result, both the proposed MXD and the existing MXD would become noncompliant with the Code's minimum acreage requirements despite each functioning as cohesive mixed-use developments. This amendment would address these limitations by allowing appropriately designed mixed-use projects of similar scale to proceed while maintaining the intent of the MXD district.

155.453 MIXED USE DEVELOPMENT (MXD)

(A) Purpose. This district is intended to provide flexible design regulations and uses for each project to encourage innovative development and redevelopment. Mixed Use projects must have a consistent architectural theme, promote a pedestrian friendly environment and reduce traffic generation.

(B) Active Mixed Use Developments. A list of active Mixed Use Developments and guidelines shall be maintained in the Planning and Economic Development Department.

(C) Standards

1. A Mixed Use Development is to be designed and organized to encourage a combination of at least two uses that complement each other and assist in reducing traffic generation. No single use shall dominate a mixed use project. Single use buildings, especially "Big Box Retail" are discouraged unless the mixture of buildings is designed to encourage interaction among the proposed uses.
2. Floor area ratio calculations and ground coverage shall be provided to determine scale, density and impact of the project.
3. The minimum project size shall be 10.25 acres. ~~The project may contain less than 25 acres if off-street pedestrian and vehicular access is provided to adjacent uses and the applicant can demonstrate the inter-relationships and benefits of a Mixed Use Development District of such size.~~
4. Within the Mixed Use project, pedestrian movement and safety shall be given priority. Internal roadways shall be "pedestrian friendly" including the use of pavers, wide sidewalks, narrow vehicular lanes and parallel parking. Major parking areas shall be located to encourage walking and discourage internal vehicle trips among the various buildings and uses.
5. Parking garages, loading docks, and service areas shall be directly accessible from major roadways and appropriately screened to promote a pedestrian scale and safety.
6. Architectural requirements.
 - (a) A consistent architectural theme including, but not limited to, scale, colors, textures and materials shall be required.
 - (b) Setbacks within the project shall be determined at the time of project review to encourage an urban pedestrian scale.
 - (c) Setbacks to adjacent properties shall be the larger of the existing underlying zoning district or the adjacent district, whichever is larger. The design of the project shall be required to be consistent with adjacent uses and structures.
 - (d) Outdoor uses and public places shall be designed to connect various buildings and promote pedestrian activity. Active use of the public spaces is desired to encourage increasing average length of stay within the project area.
 - (e) First floor facades shall be "active" to encourage pedestrian traffic throughout the project area.

- (f) Signage shall be at a scale and aesthetic design appropriate to the size and type of project.
 - (g) Streetscape design shall compliment and be consistent with the project's architectural theme.
- 7. A maintenance plan for all common areas including but not limited to, parking, sidewalks, public plazas, building facades and programming shall be required as part of the approval of the project.