





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

## Summary

<b>Agenda Date:</b>	January 26, 2023	<b>Application ID:</b>	ZC 2022-0005
<b>Project:</b>	Pembroke Pines City Center MXD Update	<b>Project Number:</b>	PRJ 2017-01
<b>Project Planner:</b>	Joseph Yaciuk, Assistant Director		
<b>Owner:</b>	DAVIE MEDICAL CENTER LLC	<b>Agent:</b>	Dennis Mele
<b>Location:</b>	South of Pines Boulevard and west of Palm Avenue		
<b>Existing Zoning:</b>	MXD (Mixed Use Development)	<b>Existing Land Use:</b>	Regional Activity Center (RAC)
<b>Reference Applications:</b>	ZC 2019-01, SP 2018-15, SP 2018-03, SP 2017-05, MSC 2017-02, MSC 2016-21, SP 2016-21, SP 2016-16, ZC 2016-05, PH 2016-02, SP 2015-06, PH 2015-02, ZC 2015-04, MSC 2013-30, SP 2013-06, ZC 2013-01, SP 2012-17, PH 2012-02, MSC 2012-01, ZV 2011-30, ZV 2011-26-28, SP 2011-15, ZC 2007-04, ZC 2006-08, PH 2004-08, ZC 2004-04, PH 2003-05, SUB 2003-04		
<b>Applicant Request:</b>	General Updates to the Pembroke Pines City Center MXD guidelines		
<b>Staff Recommendation:</b>	Transmit to the City Commission with a favorable recommendation.		
<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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Dennis Mele, agent for property owner, Davie Medical Center, LLC, submitted an application to amend the existing development guidelines for the Pembroke Pines City Center Mixed Use Development (MXD) guidelines. The applicant requests the following amendment to the existing design guidelines:

1. The creation of a Medical District within the MXD associated uses and development criteria.
  - a. MXD District will allow the following uses:

B-3 zoning district are permitted in the Medical District. Specifically, general office, medical office, specialty medical use, standalone emergency room, research and development, and support services and retail for these uses are permitted in the Medical District.
2. Designation of the Medical District within Block 7 of City Center (Pembroke Pines City Hall plat north - former City Hall site).
3. The creation of block 8 of City Center (Pembroke Pines City Hall plat south)
  - a. Acknowledgement of 150 assisted living facility within this block (Providence Living under construction).
  - b. Assignment of 150 dwelling units, of which 80% are age restricted, on block 8.
  - c. Associated Intensity and Dimensional Standards (Table 13c)
4. Removal of self-storage and service station use and standards within the Community Commercial District.
5. General updates to reference Ordinances and zoning district names throughout the document to be consistent with the approved Land Development Code re-write of 2021.
6. Exhibits Page: Revised accordingly to provide a revised master plan and specific legal description for the Medical District and assignment of senior housing parcels.

City Center guidelines were first approved via Ordinance 1519 on August 3, 2005. The guidelines were adopted on the following dates:

- October 2013 via Ordinance 1762 – Addition of Urban Village District (Block 5)
- February 2017 via Ordinance 1867 – Establish New Residential Guidelines (Block 6)

The City Commission at its August 3, 2022 meeting voted to approve the ninth amendment to the purchase and sale agreement for City Center, which allowed Pines and Palm Ave 2022, LLC (FKA Terra World Investments, LLC) to purchase the subject property. Pines and Palm Ave 2022, LLC. (FKA Terra World Investments, LLC) later transferred ownership to Davie Medical Center Inc, for the purposes of developing medical uses on the property. The proposed amendment to the Pembroke Pines City Center (MXD) guidelines will allow for the developer to develop medical uses on the property as contemplated by the owner. The applicant will be required to submit a site plan through the development review process prior to construction.

**Staff Recommendation: Transmit this application to the City Commission with a favorable recommendation.**

**Enclosed:**

Zoning Change Application  
Memo from Planning Division (1/5/23)  
Memo from Zoning Administrator (1/3/23)  
Memo from Zoning Administrator (10/24/22)  
Memo from Planning Division (10/12/22)  
Memo from Planning Division (9/6/22)  
Memo from Engineering (7/6/22)  
Memo from Planning Division (6/28/22)  
Proposed Amendment to MXD  
Subject Site Aerial Photo



**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.ppinet.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 type="checkbox"/> Delegation Request           | <input 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 type="checkbox"/> Zoning Change (Map or PUD)*              |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input checked="" type="checkbox"/> Zoning Change (Text)          |
| <input type="checkbox"/> Miscellaneous                | <input type="checkbox"/> Zoning Exception*                        |
| <input type="checkbox"/> Plat*                        | <input type="checkbox"/> Deed Restriction                         |

**INSTRUCTIONS:**

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with \*).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- 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 \*).
- 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.
- 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.

<i>Staff Use Only</i>	
Project Planner: _____	Project #: PRJ 20____ - _____ Application #: _____
Date Submitted: ____/____/____	Posted Signs Required: (____) Fees: \$_____

**SECTION 1-PROJECT INFORMATION:**

Project Name: Amendment to Pembroke Pines City Center MXD Zoning Guidelines

Project Address: 10100 Pines Boulevard, Pembroke Pies, FL 33026

Location / Shopping Center: SW corner of Pines Blvd. and Palm Avenue

Acreeage of Property: 15 Building Square Feet: Please see attached.

Flexibility Zone: N/A Folio Number(s): 514118110010

Plat Name: Pembroke Pines City Hall Plat Traffic Analysis Zone (TAZ): 847

Legal Description: Parcel A of Pembroke Pines City Hall, Plat Book 136, Page 23

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
	LUPA	LAC	Approved	2013-12	
	Rezoning	MXD	Approved	2013-21	
	Plat	Plat	Approved		
	Plat	Note Amendment	Approved	2018-R-37	

**SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION**

Owner's Name: City of Pembroke Pines

Owner's Address: 601 City Center Way, Pembroke Pines, FL 33025

Owner's Email Address: cdodge@ppines.com

Owner's Phone: 954-431-4884 Owner's Fax: \_\_\_\_\_

Agent: Greenspoon Marder LLP

Contact Person: Dennis D. Mele, Esq.

Agent's Address: 200 E. Broward Boulevard, Suite 1800, Fort Lauderdale, FL 33301

Agent's Email Address: dennis.mele@gmlaw.com cc: elizabeth.adler@gmlaw.com and shane.zalonis@gmlaw.com

Agent's Phone: 954-527-2409 Agent's Fax: 954-333-4009

*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**

**PROPOSED**

Zoning: MXD

Zoning: MXD (Amended)

Land Use / Density: RAC

Land Use / Density: N/A

Use: Mixed Use

Use: Mixed Use

Plat Name: Pembroke Pines City Hall

Plat Name: Pembroke Pines City Hall

Plat Restrictive Note: \_\_\_\_\_

Plat Restrictive Note: \_\_\_\_\_

Please see attached.

Please see attached.

**ADJACENT ZONING**

**ADJACENT LAND USE PLAN**

North: B-3

North: Commercial

South: MXD

South: Regional Activity Center

East: B-3, R-MF

East: Commercial & Low Medium (5-10 du/acre) (LM)

West: MXD

West: Regional Activity Center

*-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: \_\_\_\_\_









PEMBROKE PINES  
CITY COMMISSION

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VICE MAYOR  
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DISTRICT 4  
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COMMISSIONER  
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isiple@ppines.com

Charles F. Dodge  
CITY MANAGER  
954-450-1040  
cdodge@ppines.com

April 26, 2022

Re: Pembroke Pines City Hall Plat

To whom it may concern:

The City of Pembroke Pines is the owner of all of the property described as Tract A of Pembroke Pines City Hall Plat as recorded in Plat Book 136, Page 23. The City of Pembroke Pines does hereby authorize Greenspoon Marder LLP to act as agent for all land development permits and applications for the Subject Property.

Sincerely,

Charles F. Dodge  
City Manager  
City of Pembroke Pines

CFD/md

## **PLANNING DIVISION STAFF COMMENTS**

### **Recommendations:**

**Date:** January 5, 2023  
**To:** ZC 2022-0005 file  
**From:** Joseph Yaciuk, Planning Administrator  
**Re:** City Center – DRC 4

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### **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

January 3, 2023

To: Joe Yaciuk  
Planning Administrator

From: Dean A. Piper  
Zoning Administrator

Re: ZC 2022-0005 (PRJ 2017-01: City Center MXD Guideline Amendment)

All of my comments regarding the above Zoning Change have been satisfied.

## MEMORANDUM

October 24, 2022

To: Joe Yaciuk  
Planning Administrator

From: Dean A. Piper  
Zoning Administrator

Re: ZC 2022-0005 (PRJ 2017-01: City Center MXD Guideline Amendment)

The following comments, regarding the above Zoning Change, are provided for emphasis of Planning comments:

1. Confirm "B. Development Plan" on Page 2 of MXD Guidelines is updated to reflect total existing and proposed development within the MXD.
2. Verify proposed development is consistent with purchase and sale agreement.
3. Confirm all parking requirements are consistent throughout the MXD document.
4. Page 23 – Proposed unit size is too small compared to Code.
5. Confirm all exhibits are updated.
6. Provide required minimum setbacks for accessory structures.
7. In Permitted Uses section of MC District clarify which B-3 uses will be allowed as some uses allowed are not consistent with the Purchase Sale Agreement or Plat.

Please contact me with any questions.

## PLANNING DIVISION STAFF COMMENTS

### Recommendations:

**Date:** October 12, 2022  
**To:** ZC 2022-0005 file  
**From:** Joseph Yaciuk, Planning Administrator  
**Re:** City Center – DRC 3 No response sheet provided in electronic submittal

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

1. ~~Provide changes to document in strikethrough and underline format.~~
2. ~~The uses listed within the document do not appear consistent with the purchase and sale agreement. Many uses listed~~
3. ~~Your permitted use is 120,000 sf medical office however you have regulations which contemplate medical office up to 290,000 square feet.~~
4. Any green amenities you wish to list in guidelines? Any green certifications being considered for new buildings? Consider minimum numbers of charging stations on site with conduit for additional ratios.
5. Development plan on page 2 needs to be updated to reflect total development within the MXD. Verify development is consistent with purchase and sale agreement.
6. Review entire existing document to make sure there are no conflicts with the proposed development on block 7.
7. Verify parking requirements are consistent throughout the document.
8. Staff will require minimum setbacks for certain above ground uses to ensure ability to maintain the structures and to reduce impacts with neighboring parcels.
9. ~~Provide survey and legal for block 7 in Exhibits. Ideally, every parcel should have a survey and legal by now.~~
10. ~~All references to land development code sections throughout the document need to be updated to new LDC numeration.~~  
~~<https://www.ppines.com/DocumentCenter/View/13581/City-of-Pembroke-Pines-Land-Development-Code-April-26-2021?bidId=>~~
11. ~~Setback change on page 3 — Be aware that changes to general setbacks may impact adjacent properties wishing to develop or redevelop.~~
12. Page 23 - Unit size is too small compared to Code, Please revise.
13. ~~Consider setbacks on west side of block 7 to consider safe distances from electrical easement and underground infrastructure.~~
14. Note 1 – page 29: Verify that you can achieve the 15 foot landscaped portion on side and rear setbacks.
15. Lack of setbacks for accessory structures is not acceptable.
16. ~~Parking — Is there proposed to be a licensed hospital use on site? Will the new building be designated a hospital or emergency room? Are you considering a whole building for hospital use? What about the offices within that building?~~

17. Permitted uses within the medical district. Are you leaving all B-3 uses in this district? Certain uses are not contemplated via purchase and sale agreement or plat.
18. Permitted accessory uses do not need to be listed other than to say those accessory by zoning and land use. If you wish to list some general uses then they must not be related to a hospital use. No heliport to be considered.
19. Roadway standards cannot be established. They must meet an engineering standard.
20. ~~Establish a minimum number EV units for the district. You may also consider conduit for future infrastructure. Please review goals of MXD district. During site plan review you will be required to provide a sustainability statement.~~
21. Review exhibits to make sure they are the latest and greatest. One exhibit still shows a WAWA building which is no longer going to be contemplated in this district.
22. Update age restricted parking levels. One parking space per unit is vague as the City does not know how many bedrooms are to be in each unit. Suggest assigning parking based on number of bedrooms.

Note: Applicant's legal met with staff to discuss details regarding this plan on October 11, 2022. City advised Ms. Pasch of detailed concerns with amended plan.

## PLANNING DIVISION STAFF COMMENTS

### Recommendations:

**Date:** September 6, 2022  
**To:** ZC 2022-0005 file  
**From:** Joseph Yaciuk, Planning Administrator  
**Re:** City Center – No response sheet provided in electronic submittal

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18. Permitted accessory uses do not need to be listed other than to say those accessory by zoning and land use.
19. Roadway standards cannot be established. They must meet an engineering standard.
20. Establish a minimum number EV units for the district. You may also consider conduit for future infrastructure. Please review goals of MXD district. During site plan review you will be required to provide a sustainability statement.
21. Review exhibits to make sure they are the latest and greatest. One exhibit still shows a WAWA building which is no longer going to be contemplated in this district.

**CITY OF PEMBROKE PINES  
PUBLIC SERVICES DEPARTMENT  
ENGINEERING DIVISION**

# **DRC REVIEW FORM**



**July 6, 2022**

**PROJECT: CITY CENTER ZONING CHANGE AMENDMENT  
CITY REFERENCE NUMBER: MSC 2022-0005**

**To: Joseph Yaciuk, AICP, Assistant Director  
Planning and Economic Development Department**

**From: John L. England, P.E., Assistant Director  
Engineering Division, Public Services Department  
(954) 518-9046**

## **RECOMMENDATIONS:**

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The Engineering Division takes 'No Exceptions' to the proposed amendments to the Mixed-Use Development Guidelines and hereby recommends the proposed amendments for 'Consideration' by the Planning and Zoning Board.

## **PLANNING DIVISION STAFF COMMENTS**

### **Recommendations:**

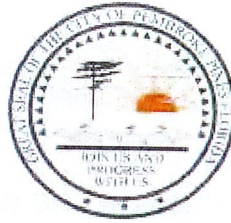
**Date:** June 28, 2022  
**To:** ZC 2022-0005 file  
**From:** Joseph Yaciuk, Planning Administrator  
**Re:** City Center

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10. All references to land development code sections throughout the document need to be updated to new LDC numeration.

<https://www.ppines.com/DocumentCenter/View/13581/City-of-Pembroke-Pines-Land-Development-Code-April-26-2021?bidId=>



**PEMBROKE PINES CITY CENTER  
MIXED-USE DEVELOPMENT (MXD)  
ZONING DISTRICT  
DESIGN GUIDELINES**

Adoption date: August 3, 2005

Revised: August 2022  
November 2022

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## EXHIBITS

1. Legal Description
2. City Center Block Plan/Conceptual Master Plan
3. Open Space Map
4. Announcing Sign/Monument Sign Sketch  
Sign Easement Agreement
5. Conceptual Event Location Plan
6. Legal Description for ALF Parcel
7. Legal Description for Block 7 – Medical District

## ADOPTION REFERENCES

DATE	ORDINANCE NO.
08/03/05	Original – Ordinance 1519
04/04/07	Ordinance 1574A
10/16/13	Ordinance 1762A
11/12/15	Ordinance 1831
02/01/16	Ordinance 1867
10/3/18	Ordinance 1917
10/16/19	Ordinance 1935

# GreenspoonMarder<sup>LLP</sup>

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Fort Lauderdale, Florida 33301  
Phone: (954) 491-1120 Fax: (954) 771-9264



**Calvin, Giordano & Associates, Inc.**  
Engineers • Surveyors • Planners

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Fort Lauderdale, Florida 33316  
Phone: 954-921-7781 Fax: 954-921-8807

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www.LeighRobinsonKerr.com Email: LRK@LRKAssociates.com



## **Section 1: INTRODUCTION AND INTENT OF THE GUIDELINES**

Pembroke Pines City Center is a master planned mixed-use community within the City of Pembroke Pines, Florida (“City Center”). The project site is bound on the north by Pines Boulevard, on the east by Palm Avenue, on the south by the Washington Street right-of-way; located east of Hiatus Road. The legal description of the Property included in the MXD is provided on Exhibit 1.

The intent of the City Center Design Guidelines (“Design Guidelines”) is to establish and define the basic criteria of development and community appearance for applicants, professional consultants and owners. As development plans are finalized for specific parcels, district guidelines may be added to address those plans.

These Design Guidelines are not intended to serve as a summary of all documents affecting the City Center development. Prior to purchase of land or preparation of improvement plans, the covenants, restrictions and easements as recorded, and governmental codes, zoning and other ordinance regulations affecting the City Center should be reviewed in their entirety. If there is an omission in these criteria with respect to any property development regulations, the applicable City of Pembroke Pines Code requirement shall apply. Alternatively, these criteria may be amended to address the omission. Any amendments to the Design Guidelines will not apply retroactively to development that occurred prior to the amendment.

Specific regulations are provided for the Urban Village, Community Commercial and Medical Districts. The Urban Village District will follow the standards outlined in Section 8. The Community Commercial District will follow the standards outlined in Section 9. The Medical District will follow the standards outlined in Section 10. If a conflict arises between the Urban Village, Community Commercial District Guidelines, or Medical District (“District Guidelines”) and any other section of these Design Guidelines, the District Guidelines shall prevail.

All references to other City or County Codes shall also include any amendments made to those codes from time to time.

## **Section 2: DEFINITIONS**

Refer to the City of Pembroke Pines Code of Ordinances (“Code”), Section 154.02 Definitions and Section 155.203 Definitions except as revised herein.

## **Section 3: COMMUNITY DEVELOPMENT STANDARDS**

### **A. Intent**

The primary application of these community development standards is to create planning criteria for the development of the residential and non-residential areas as generally shown on the City Center Block Plan attached as Exhibit 2. The uses

identified in the City Center Block Plan are consistent with the uses permitted by the City of Pembroke Pines Future Land Use Element as contained in Exhibit 2. The specific distribution of uses will be determined during the site plan approval process.

Modifications to the parcel boundaries shall be subject to the City of Pembroke Pines site plan approval process.

Any modifications to the Design Guidelines shall be subject to the appropriate approval process as described in the City of Pembroke Pines Land Development Code.

#### B. Development Plan

The Pembroke Pines City Center permitted uses and maximum density and intensity are restricted by the underlying City of Pembroke Pines Regional Activity Center Future Land Use Map designation (“RAC”). The RAC is currently restricted to the following uses:

Residential	2,215 dwelling units
Retail	358,000 square feet
Office	120,000 square feet
Industrial	80,000 square feet
Hotel	350 rooms
Recreation and Open Space	2.5 acres minimum (See Exhibit 3)

Maximum development intensities may be modified as a result of an amendment to the Regional Activity Center Future Land Use designation.

The scale, density and impact of the City Center project is determined by the permitted uses, maximum number of dwelling units and maximum square footage of non-residential uses, as specified in the Regional Activity Center Future Land Use designation.

#### C. Pedestrian Orientation

Pedestrian movement and safety shall be the priority in development of the City Center. Internal roadways shall be “pedestrian friendly” including the use of textured pavers, wide sidewalks, narrow vehicular lanes and angled parking. Major parking areas shall be located to encourage walking and discourage internal vehicle trips among the various buildings and uses.

A sidewalk and pedestrian linkage system shall be designed to connect open space amenities with nodes of activity in the City Center. Sidewalks shall be provided by each parcel owner on their property as part of site plan approval.

In order to encourage the pedestrian context of City Center, all parcel pedestrian sidewalks shall be a minimum of five (5) feet wide. Expanded sidewalks along high pedestrian travel areas are encouraged on at least one side of these streets such as Pines Boulevard, SW 103 Avenue, SW 106 Avenue and City Center Blvd. Sidewalks will conform in color, finish and jointing with established City Center standards. Paver crosswalks and sidewalks shall be permitted throughout the development. Walkways for maintenance areas are permitted to be three (3) feet wide.

Street furnishings shall create a unifying theme throughout the site. Examples of street furnishing that may be utilized include, but is not limited to, benches, trash receptacles, light fixtures, bollards, fountains, sculptures, etc.

Canopies for pedestrian areas are encouraged for shading and scale.

D. Setbacks

a. Setbacks To Adjacent Properties:

Setbacks to adjacent properties shall be the larger of the existing underlying zoning district or the adjacent district, whichever is larger, unless otherwise specified herein. The design of the project shall be compatible with adjacent uses and structures.

b. Perimeter Landscape Buffers are as follows, unless otherwise specified herein:

- i. A minimum of ten (10') feet between City Center and adjacent east parcels.
- ii. A minimum of five (5') feet (including curb) between City Center and adjacent west parcels.
- iii. A minimum of ten (10') feet between City Center and adjacent south parcels. (Sod only).
- iv. A minimum of ten (10') feet along Pines Boulevard
- v. A minimum of twenty (20') feet along any water's edge, including any lake maintenance easement. (Sod only).

c. Parcel Setbacks and Setbacks from Public Rights of Way:

Setbacks within the City Center property and from adjacent rights-of-way shall be determined at the time of project and development parcel review to encourage an urban pedestrian scale.

d. Setbacks for Special Residential/Assisted Living Facility Parcel shall be as follows:

- i. A minimum of fifteen (15) feet from the northern and eastern property lines to any building;
- ii. A minimum of five (5) feet from the southern property line to any building;
- iii. A minimum of ten (10) feet from the western property line to any building.

E. Floor Area Ratio

The maximum cumulative floor area ratio shall be 1.00 based on the gross acreage of the Pembroke Pines City Center site.

F. Parking and Loading Requirements

Non-residential parking and loading requirements shall comply with Code Sections 155.605 and 155.610 (Off-Street Parking and Loading) unless otherwise specified herein.

Residential parking shall provide 1 space/1 bedroom dwelling unit; 1.5 spaces/2 bedroom dwelling unit; 2 spaces/3 bedroom dwelling unit; and 2.5 spaces/4 bedroom dwelling unit.

All parking spaces shall be no less than 9'x19' or 8'x24' for parallel spaces, unless modified in these guidelines. All handicapped spaces must satisfy ADA requirements. Parking spaces in parking garages may be 9'x18'.

G. Housing

There shall be two categories of housing, designated as Townhouse and Multi-family.

1. Townhouse

Townhouse units shall comply with Code Section 155.425 Townhouse (RTH) District, unless otherwise specified herein.

Maximum building height shall be 50 feet.

2. Multi-family:

Multi-family units shall comply with Code Section 155.426 Residential Multi-Family (R-MF) District and Code Section 155.650 Multi-Family – Apartments and Condominiums, unless otherwise specified herein.

Maximum building height shall be 85 feet.

The Urban Village District shall follow the standards outlined in Section 8.

H. Special Residential/Assisted Living Facility:

Maximum building height shall be 4-stories or 60 feet, whichever is less.

I. Retail and Office

Retail, commercial and office uses shall comply with Code Section 155.432 General Business (B-3) District, unless otherwise specified herein.

Maximum building height shall be 85 feet.

J. Hotel

Hotel uses shall comply with Code Section 155.432 General Business (B-3) District, unless otherwise specified herein.

K. Public Plazas/Park

Outdoor uses and public places shall connect the various buildings and uses and promote pedestrian activity. There are numerous designated public open spaces within the City Center project including public greenways, areas for public event space and wetlands. In accordance with the RAC, the designated open spaces shall be a minimum of 2.5 acres. Exhibit 3 provides a conceptual representation of the open space areas within and surrounding the City Center and demonstrates that the areas within the City Center boundary exceed the minimum 2.5 acres.

Bicycle paths, bicycle racks, greenways and mass transit and mass transit shelters will be provided in an efficient and functional manner to accomplish fully connected routes to all destinations within the City Center, and to ensure safe and comfortable service for mass transit users. High-speed traffic shall be discouraged by use of traffic calming devices, decorative pavers and other means.

L. Site Amenities

Modification to City Center site amenities, including but not limited to fountains, trellises, benches and the like, proposed by individual property owners, may be approved through the City of Pembroke Pines Planning and Zoning Board Miscellaneous Application non-quasi-judicial process.

Locations for permanent and temporary public art displays may be incorporated throughout the City Center in order enhance the built environment and encourage a downtown environment.

#### **Section 4: LANDSCAPE AND IRRIGATION DESIGN STANDARDS**

Landscape and irrigation requirements shall comply with Code Sections 155.656 through 155.668, unless specifically noted in these Design Guidelines.

A. Exemptions

The following shall be exempted from the provisions of this chapter:

- (1) Parking areas located under or within buildings are exempted from all landscaping and screening requirements.

B. Broward Naturescape

The City Center project shall utilize all applicable best management practices of the Broward Naturescape program. Individual parcel developments shall also utilize these practices to the maximum extent possible.

C. Plant Material

Along all public plazas, the minimum size of all street trees shall be 16' in height with 6 feet clear trunk and provide 3" DBH, and shall be Florida Fancy. Where palms are specified the minimum size shall be 9 feet of wood and provide Florida Fancy specifications. Planting beds with a minimum dimension of 7' x 7' area shall be provided where pedestrian access is limited. Lighting and irrigation shall be included within the planting bed located within the main street area. No planting bed opening shall be any closer than 3' from the face of a curb where vehicular encroachment could cause trunk damage to the tree or palm. A root barrier shall be provided in all planting areas 10' in width or less that contain species that have an invasive root structure. All root barriers shall be of a bio-barrier product.

D. Landscaping Adjacent to Public Rights-of-Way

The Pines Boulevard scenic corridor buffer shall be a minimum of 10 feet. Landscaping within the buffer shall exceed City standards where feasible.

On the site of a building, structure, or open-lot use providing an off-street parking area or other vehicular use area, where the area will not be entirely screened visually by an intervening building or structure from any abutting right-of-way, the following landscaping between the area and the right-of-way shall be provided.

A strip of land at least five feet in depth located between the abutting right-of-way outside the MXD and the off-street parking area or other vehicular use area which is exposed to an abutting right-of-way shall be landscaped. The landscaping shall include one tree for each 50 lineal feet or fraction thereof, or one tree for every 250 square feet. The trees shall be located between the abutting right-of-way and off-street parking area or other vehicular use area, including utility easements. The recommended minimum planting area is 100 square feet with a dimension of ten

(10) feet for large canopy trees. In addition, a continuous hedge, wall, or other durable landscape barrier of at least two feet in height shall be placed along only the perimeter of the landscaped strip.

E. Perimeter Landscaping Relating to Abutting Property

(A) On the site of a building, structure, or open-lot use providing an off-street parking area or other vehicular use area, where the area will not be entirely screened visually by an intervening building or structure from abutting property, landscaping shall be required. That portion of the area not screened shall be provided with a continuous wall, hedge, or other durable landscape barrier at least three feet in height, with spacing as provided in the City of Pembroke Pines Landscape Code, to form a buffer between the off-street parking area or other vehicular use area and the abutting property. This landscape buffer shall be located between the common lot line and the off-street parking area or other vehicular use area exposed to the abutting property, provided the purpose of screening the off-street parking area or other vehicular use area is accomplished, and shall comply with the yard requirements of the code.

(B) One tree shall be provided for each 50 lineal feet or fractional part thereof. Trees shall be located between the common lot line and the off-street parking area or other vehicular use area. Each tree shall be planted in at least 49 square feet of planting area with a minimum dimension of at least seven feet.

F. Foundation Treatments

A minimum of 2.5 feet of planting area, permeable pavers, green screens, greenwalls, outdoor seating areas or paver walks shall be provided at the foundation of all buildings and structures.

G. Multi-Family Residential

1. The complete site area shall be landscaped in accordance with an approved site plan. The grass areas shall be sodded. The planting requirement shall be based on the requirement of 25 shrubs per unit on the first floor, and five shrubs per unit for all units on the second and third floors, and no shrubs for units in excess of three stories. For each multiple unit or apartment, trees shall be provided at a rate of one and one-half trees per each first floor unit, one tree per unit for all units on the second floor, and thereafter at the rate of one-half tree per unit for every unit including the third floor and above.
2. For all residential developments of three stories, the following landscape standards will apply.

- a. Sixty percent of the required trees shall meet the minimum requirements of the landscape code.
  - b. The minimum height of the trees shall be 12 feet.
  - c. Twenty percent of the required trees shall be 14 feet to 16 feet in height.
  - d. Twenty percent of the required trees shall be 16 feet to 18 feet in height.
3. For residential developments of four stories, the following landscape standards shall apply.
- a. Forty percent of the required trees shall meet the minimum requirements of the landscape code.
  - b. The minimum height of the trees shall be 12 feet.
  - c. Twenty percent of the required trees shall be 14 feet to 16 feet in height.
  - d. Twenty percent of the required trees shall be 16 feet to 18 feet in height.
4. For residential development of five or more stories, the following landscape standards shall apply.
- a. Twenty-five percent of the required trees shall meet the minimum requirements of the landscape code.
  - b. The minimum height of the trees shall be 12 feet.
  - c. Twenty percent of the required trees shall be 14 feet to 16 feet in height.
  - d. Twenty percent of the required trees shall be 16 feet to 18 feet in height.
5. Multi-family residential units are required to be irrigated with a central irrigation system. Common areas and building units will be separated on the multi-family. The multifamily irrigation system will be independent of the City Center site and if necessary there must be separate pump-stations to avoid overloading one system and/or to avoid the necessity for pumps larger than 10-horsepower.

H. Townhouse Residential



All townhouse developments shall comply with the City of Pembroke Pines Landscape Code.

- I. Special Residential/Assisted Living Facility Parcel:
  1. The complete site area shall be landscaped in accordance with an approved site plan. The grass areas shall be sodded.
  2. Buffer requirements:
    - a. The north buffer shall be a minimum of six (6) feet.
    - b. The west buffer shall be a minimum of five (5) feet.
    - c. The east buffer shall be a minimum of seven (7) feet and a minimum of ten (10) feet from water's edge, including any lake maintenance easement.
    - d. The south buffer shall be a minimum of five (5) feet.

Except when there are existing easements or utilities, shade trees shall be planted within buffer areas fifty (50) feet on center and understory trees shall be provided forty (40) feet on center. Shade and understory trees may be grouped, rather than planted at regular intervals. Landscaping within any easement will need to be coordinated with, and approved by, the applicable utility company. Additional ground plantings consisting of either a three (3) foot contiguous hedge or other attractive materials shall be provided within the north and south buffers.

3. Landscaping in Parking Areas: Each parking island shall contain a minimum of one (1) canopy or understory tree and be planted with sod or other ground cover. A maximum of fifty percent (50%) of the parking island shall be covered with sod or mulch consistent with the City's Code requirements.
4. Perimeter Building Plantings: A minimum of fifty (50) percent of the building perimeter shall be landscaped with a minimum three (3) foot landscape bed. Trees shall be provided to accent building.
5. For ALF development, the following minimum standards shall apply:
  - a. Canopy trees shall be a minimum of three inch (3") caliper and twelve feet (12') tall;

- b. Understory trees shall be a minimum of two inch (2”) caliper and ten feet (10’) tall;
  - c. Hedge materials shall be a minimum of twenty four inches (24”) at the time of planting.
6. Screening: Trash compactors may be substituted for dumpsters so long as the contents thereof shall be appropriately screened through the use of landscaping, fences and/or walls to create an opaque appearance from adjoining lots.

**J. Screening**

All utilities, dumpsters, FPL boxes, a/c units, etc., shall be appropriately screened.

**Section 5: ARCHITECTURAL DESIGN GUIDELINES**

**A. General Intent and Provisions**

- 1. Architectural design of all City Center and parcel buildings shall be designed to be compatible with one another. Superior design and quality materials are required. The design of buildings adjacent to lakes and stormwater detention areas shall address the impact on views from across the water. All service area walls and other screening elements must be compatible with the building architecture. Large facades with no architectural delineation shall be prohibited.
- 2. 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.
- 3. First floor facades shall be “active” to encourage pedestrian traffic throughout the project area.
- 4. All buildings must be designed and constructed in compliance with state and local building codes.
- 5. Rooftop equipment, antennas, and similar protrusions shall be hidden from view. The building shall include parapet walls, individual screens or other architectural building elements to completely screen the offensive elements from view. All screening elements shall relate to the building’s style of architecture and where at grade shall be landscaped. Satellite dishes shall be consistent with federal law.

6. Downspouts, roof ladders, and related elements shall be designed to be compatible with the building architecture and avoid staining the building façade. Roof hatches to be used whenever possible.
7. No walls may be constructed within the landscape easements or nearer than 1.5 feet from the side or rear property line. All walls shall be compatible with the surrounding architecture. Walls shall not be constructed in front yards or site areas visible from major project streets, except where buffer walls may be constructed to reduce visibility of utilities.
8. The creation of outdoor use areas incorporated into the landscape and building design is encouraged to facilitate public activity. Allowable elements in these areas include seating, outdoor dining and meeting space, formal gardens consisting of courtyards, sculpture gardens or lawns featuring fountains and pools, exercise amenities and other recreational amenities. 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.

**B. Design Strategies**

1. Relatively wide variety of architectural design and materials is permitted. However, it is intended that a basic harmony of architecture shall prevail among the buildings so that a consistent style is achieved within the City Center.
2. A basic harmony shall prevail through the use of scale, massing and materials, not necessarily through Architectural style. Different architectural characters may occur between parcels when harmony is achieved.
3. The basic architectural style of the City Center shall not be limited and shall promote a variety of architectural vocabularies. All styles shall articulate building form, scale proportion and quality materials.
4. The height of the building shall be visually reduced by the use of landscape, texture, material and color.
5. Buildings shall be designed to be attractive from all adjacent road frontages.
6. Roof top equipment, including all mechanical, electrical equipment, vents and stacks shall be hidden from view.
7. All service courts and loading areas shall be screened from view of project roadways and driveways so as to be an integral part of the design of the building architecture or by location on the site to the rear of public areas.

Mature landscape materials, which complement the building architecture, may also be used in screening these uses.

8. Building massing within the City Center shall conform to the overall intent conveyed in the General Intent and Provisions section recognizing that building mass will provide a sense of enclosures and containment along the street, which will define the pedestrian experience being sought at the City Center. Careful consideration to building height, placement and volume is of extreme importance. Buildings shall complement the pedestrian ways and address the 'sidewalk to building' intersection through horizontal displacements so as to create areas for activities like outdoor dining, window shopping and leisurely strolling within an 'urban' setting.
9. Building massing together with building height shall be used to define views and streetscapes which will provide a "pedestrian experience" by capturing vistas of features.
10. Roofs within the City Center can be a mix of flat decks (with parapets and tiles mansards) and hipped and/or gabled roofs. Roofs shall be of the Spanish "S" style tile (or barrel), flat tile or standing seam metal, with a consistency of color blends from roof to roof that will give uniformity through compatibility to the overall look of the City Center.

Inclined roof pitches are to be minimum 2 in 12 pitch and should vary in height to create movement and elevation interest across not less than 25% of the facade. The use of features such as clocks, towers, canopies, colonnades, loggias, balconies, cloth awnings and other architectural projections of aesthetic quality are encouraged.

Roof projections such as, but not limited to: A/C equipment, exhaust hoods, refrigeration, vents and vent shafts shall be hidden from view by means of parapets or roof designs. No other screening devices shall be allowed.

11. Roof terraces are permitted and any rooftop landscaping shall count toward the minimum landscape requirements associated with the materials provided.

#### C. Loading Areas

Off-street loading areas shall comply with Code Section 155.610 of the City of Pembroke Pines Land Development Code. Off-street loading areas shall be located on the side or rear of the building and screened.

#### D. Outside Storage

Outside storage is prohibited.

**E. Fencing**

Chain link fences are prohibited, with the exception of temporary construction fencing, unless vinyl coated and obscured by hedges.

**F. Utilities**

All utilities shall be installed underground.

**G. Fire Prevention**

Pembroke Pines City Center shall comply with all applicable City of Pembroke Pines Fire Prevention Bureau requirements unless indicated otherwise herein.

**H. Parking Garages, Loading Docks and Service Areas**

Parking garages, loading docks, and service areas shall be located with property access for residents and visitors, service and appropriately screened to promote a pedestrian scale and safety.

- a. Parking garages shall be designed to be architecturally compatible with the building(s) they serve. The architecture should include awnings, wall offsets, and variation in the roof-line to break up the mass of the building and to create a human scale.
- b. Garages are to be located and oriented on the site to have the least visual impact to roadway and main approach traffic as practical.

**I. Site Lighting**

The site lighting shall be a white light metal halide or LED specification to create consistency and promote energy efficiency throughout the City Center project.

**Section 6: GRAPHICS/SIGNAGE DESIGN GUIDELINES**

**A. Intent**

The objective of a quality signing and graphics program is to present a clear hierarchy of information, direction and organization. Conformity in style, materials and location of signage will be a major element in establishing the design theme continuity within Pembroke Pines City Center. Signage shall comply with City of Pembroke Pines Land Development Code Section 155.324 Permanent Signs, unless approved as part of a Master Sign Plan for a development parcel. Development of individual parcels shall be required to provide a uniform sign plan as part of site plan approval unless included in a Master Sign Plan.

Signage must not conflict with any traffic control signs or be misleading, confusing or hazardous.

**B. Allowable Signage**

1. Permanent Signage:

- a. Project entry signage
- b. Primary identification – ground box
- c. Secondary identification - ground box
- d. Parcel/tract entry identification
- e. Wall
- f. Blade
- g. Window
- h. Awning
- i. Canopy
- j. Door
- k. Directional/informational
- l. Directory signage
- m. Variable Message for municipal use
- n. Marquee
- o. Murals
- p. Super graphics

2. Temporary Signage:

- a. Construction
- b. Future Site
- c. Announcing
- d. Seasonal Signage

**C. Master Sign Plan**

Prior to approval of any permits for signage on a development parcel, the applicant shall apply for approval of a Master Sign Plan to specify the type, style, size and location of allowable signage on the development parcel based on the scale location, uses and layout of the development. The Master Sign Plan application shall include graphics and plans that represent the following sign details:

- Type
- Height
- Length
- Dimensions
- Brightness
- Material

- Method of illumination
- Hours of illumination

The Master Sign Plan shall be approved by the City Planning and Zoning Board through a Miscellaneous Application with non-quasi-judicial process based on the following criteria:

- Legibility
- Clarity
- Location
- Architectural consistency
- Public Safety
- Tenant branding, merchandising and identification
- Trademark logos and fonts
- Creation of mainstreet atmosphere.

D. Manufacturing and Installation

All signs must be submitted to City and the ARB for approval. Signs not approved will not be permitted to be constructed. Individual builder must comply with all applicable signage codes as established by the City.

Sign fabricator shall provide a sample of the finish color and material of each sign type for approval by ARB.

All units shall be constructed and installed in a workman-like manner.

The Applicant shall be responsible for the cost of designing, ordering, fabrication, construction, installation and maintenance of signs and graphics.

## **Section 7: MAINTENANCE FOR CITY CENTER**

A. Intent

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

**B. Maintenance Schedule**

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

The Applicant shall prepare a maintenance schedule for review, and obtain approval as a part of the site plan approval process. The maintenance schedule should address, at a minimum, the following items:

1. Irrigation
2. Fertilization
3. Mowing, trimming and edging
4. Pruning
5. Weeding and mulching
6. Pest control
7. Resodding
8. Replacement of plant materials
9. Policing and debris collection
10. Retention areas, lakes
11. Common areas
12. Power washing
13. Repainting and touchups
14. Yearly inspections of awnings, canopies and umbrellas and replacement of same on a periodic basis
15. Cleanliness of Outdoor dining
16. Cleanliness of dumpster areas

**Section 8: URBAN VILLAGE DISTRICT GUIDELINES**

**A. Intent**

The Urban Village District ("District") applies to certain blocks and is intended to provide greater flexibility and more creative, innovative and imaginative design for the residential development in the Pembroke Pines City Center. The design and development of the blocks in this District will also promote more economical and efficient use of the land while providing for a pleasing and harmonious development and environment, including opportunities to provide for a high level of urban amenities. Exhibit 2 identifies the blocks that are governed by the Urban Village District Guidelines.

**B. Overall Development Standards – Block 5**

1. Development Area and Intensity

<b>Table 1: Development Area and Intensity</b>
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Development Area Overall	Density/Intensity
Residential, Recreation / Open Space, Residential garage	365 Units

2. Intensity and Dimensional Standards

<b>Table 2: Intensity and Dimensional Standards</b>	
Project area (acres), minimum	11 acres
Max dwelling units	365 units
Building Coverage, max. total lot area (%)	45 %(1)
Lot area, min.	5 acres
Lot width, min.	200 feet
Unit size, minimum (sq. ft.)	525 sq. ft.
Open Space, min. total lot area (%)	45%(2)
Sidewalks, minimum (ft. wide)	5 ft.
<p>1. Inclusive of all habitable space, carports, garages, recreation buildings and the like. Does not include uncovered patios and decks, swimming pools, tennis courts, fountains, and the like.</p> <p>2. Inclusive of landscape, pervious ground, uncovered patios and decks, swimming pools, tennis courts, fountains and lakes. Includes lake credit max. 25% of total lot area (counted as open space based on the ratio of project shoreline to total shoreline up to the max. of 25% of project area)</p>	

3. Maximum Building Height by Use

<b>Table 3: Max. Building Height by Use</b>	
Use	Max. Height
Multi-family & Parking Garage	60'

4. Setbacks and Bufferyards

<b>Table 4: Setbacks and Bufferyards</b>	
Setbacks To Adjacent Properties, minimum, ft.	Front – 20'
	Rear – 20'
	Side (E) – 5'
	Side (W) – 20'
	Between buildings – 10'
	A minimum of ten (10') feet between City Center and adjacent east parcels.

Perimeter Landscape Buffers	A minimum of five (5') feet (including curb) between City Center and adjacent west parcels.
	A minimum of twenty (20') feet along any water's edge. (Sod only).
	A minimum of ten (10') feet between City Center and adjacent south parcels. (Sod only).
	A minimum of fifteen (15') feet along Pines Boulevard

5. Parking

<b>Table 5: Parking</b>	
Residential	1.75 spaces per dwelling unit
Non-Residential	Non-residential parking and loading requirements shall comply with Chapter 155.245 (Off-Street Parking and Loading) unless otherwise specified herein
Parking Garage	Parking garage for residential use is permitted.
Parking Dimensions, minimum:	Surface Parking: 9'0" x 17'0" with 2' overhang
	Residential parking garage: 9'0" x 18'0"

6. Landscaping

Urban Village (Block 5) is in compliance with the City of Pembroke Pines Landscaping Standards and Specifications for Pembroke Pines City Center MXD Design Guidelines.

7. Site Specific Design Standards

<b>Table 6: Site Specific Development Standards</b>		
<b>Type</b>	<b>Description</b>	<b>Standard</b>
Signage	Announcing Sign/Mounted Signs	See Exhibit 4.
Design	Roof pitch	Roof pitch ranges from 2.5:12 to 6:12
Design	Roof Type	Flat Cement Tile
Parking	Parking Garage	Permitted for residential use
Lighting	Min. avg. foot candles	Meet code required 2 foot candles
Fencing	Fencing	No Fencing around entire project
Parking	Wheelstops	No wheelstops provided on entire site.

C. Overall Development Standards – Block 6

1. Development Area and Intensity

<b>Table 7: Development Area and Intensity</b>	
Development Plan	Density/Intensity
Residential, Recreational / Open Space	392 Units

2. Intensity and Dimensional Standards

<b>Table 8: Intensity and Dimensional Standards</b>	
Project area (acres), minimum	11 acres
Max dwelling units	392 units
Building Coverage, max. total lot area (%)	30% <sup>(1)</sup>
Lot area, min.	5 acres
Lot width, min.	200 feet
Unit size, minimum (sq. ft.)	600 sq. ft.
Open Space, min. total lot area (%)	25% <sup>(2)</sup>
Sidewalks, minimum (ft. wide)	5 ft.
Height	50 ft.
Vehicular Use Area	45% <sup>(3)</sup>
<p>1. Inclusive of all habitable space, carports, garages, recreation buildings and the like. Does not include uncovered patios and decks, swimming pools, tennis courts, fountains, and the like.</p> <p>2. Inclusive of landscape, pervious ground, uncovered patios and decks, swimming pools, tennis courts, rooftop and terrace planting, fountains and lakes. Includes lake credit max. 25% of total lot area (counted as open space based on the ratio of project shoreline to total shoreline up to the max. of 25% of project area).</p> <p>3. Including drive isles and parking areas.</p>	

3. Setbacks and Bufferyards

<b>Table 9: Setbacks and Bufferyards</b>	
Minimum building setbacks from development parcel boundary <sup>(1)</sup>	North - 20'
	South - 10'
	East - 10'
	West - 10'
	Between buildings – 10'
Minimum Perimeter Landscape Buffers on	North – 23'
	South - 10', including lake maintenance easement. (Sod only).
	East - 13'

Development Parcel	West - 12'
	Between Buildings - 15'

<sup>(1)</sup>Porches, balconies and other similar projections may encroach 4'

#### 4. Parking

In order to enhance the urban scale of the development, parking spaces will be provided within Block 6 (on-site) and also within the right-of-way of City Center Boulevard and SW 106 Avenue (on-street). The off-site parking spaces will be located adjacent to the proposed residential units and will be accessible via convenient pedestrian paths. The spaces that are provided adjacent to the public sidewalks will enhance the safety of pedestrians by providing a buffer between pedestrians and vehicular travel lanes. The off-site spaces will be constructed in conjunction with development of Block 6 and will not count toward the required parking for any other development parcel in City Center.

<b>Table 10: Parking</b>	
Residential Parking Requirement	1.75 Spaces per dwelling unit to be provided on-site and adjacent on-street parking as identified on the approved site plan.
Parking Dimensions, (Minimum Standard)	Standard parking space: 8'6" X 19'
	Standard parking space: 8'6" X 17' with a 2' overhang
	Parallel parking space: 8' x 24'
	Compact parking space: 8' X 19'
	Compact parking space: 8' X 17' with a 2' overhang
Parking Garage	Parking Garage for residential use is permitted, but not required.
Compact parking spaces shall not exceed 10% of the total on-site parking	

#### 5. Landscaping

Urban Village (Block 6) is in compliance with the City of Pembroke Pines Landscaping Standards and Specifications for Pembroke Pines City Center MXD Design Guidelines.

6. Site Specific Design Standards

<b>Type</b>	<b>Description</b>	<b>Standard</b>
Signage	Announcing Sign/Mounted Signs	Master Site Plan
Design	Roof pitch	Roof pitch ranges from 2.5:12 to 6:12
Design	Roof Type	Flat Cement Tile or standing seam metal
Parking	Parking Garage	Permitted for residential use
Lighting	Min. avg. foot candles	Meet code required 2 foot candles
Parking	Wheelstops	No wheelstops provided on entire site.
Design	Patios (on ground level) Balconies (on upper levels)	Provided for some units to enhance elevations
Parking/storage	Boat	Not allowed

**Section 9: COMMUNITY COMMERCIAL DISTRICT GUIDELINES**

A. Intent

The Community Commercial District (“CC District”) are those areas identified as Blocks 1, 2, 3, 4 and 8 on Exhibit 2, City Center Block Plan. The CC District Guidelines shall be applied to areas with commercial, office, entertainment, age-restricted housing development and Special Residential/Assisted Living Facility. An age-restricted housing development is one that has at least 80% age restricted dwelling units and all non age-restricted units have two (2) bedrooms or less. The standards for the CC District provided below are intended to produce a more creative, innovative and urban design for the development of the site given its location in the City Center. The design and development of this CC District will provide for the nonresidential component and Age Restricted/Special Residential/Assisted Living Facility component of the City Center mixed use development. If any development standards in this Section conflict with others elsewhere in the Design Guidelines, those contained in this Section shall apply.

B. Approval Process

Two types of parcels are located in the CC District: development parcels and perimeter parcels. Development parcels require site plan approval by the City Commission and perimeter parcels shall be identified on the development parcel site plan, as applicable. Perimeter buildings are those single and multi-use buildings subordinate to the main center buildings that will incorporate architectural themes and colors which may differ from, but are compatible with, the main center design. Any building proposed for a perimeter parcel shown on an approved site plan shall be approved through a site plan modification process with final approval

granted by Planning and Zoning Board and any appeals provided for in the Zoning Code.

C. Overall Development Standards

1. Development Area and Intensity

<b>Table 12: Development Area and Intensity</b>	
<b>Development Parcel</b>	<b>Density/Intensity</b>
Community Commercial District	358,000 sq. ft. commercial 350 hotel rooms 150 dwelling units, of which 80% are age restricted units. 150 bed Special Residential/Assisted Living Facility <sup>1</sup>

<sup>1</sup> Permitted on the Parcel identified in Exhibit 6

2. Intensity and Dimensional Standards

<b>Table 13a: Intensity and Dimensional Standards Special Residential/Assisted Living Facility Uses</b>	
Project area (acres), minimum	2 acres <sup>1</sup>
Building Coverage, max. total lot area (%)	45 % <sup>2</sup>
Unit size for ALF, minimum (sq. ft.)	300 sq. ft.
Open Space, minimum total lot area (%)	25% <sup>3</sup>

1. Minimum area may include all land upland of lakes and canals at the Control Water Evaluation and on-site lakes, retention areas and detention ponds.
2. Building coverage shall include all habitable space, carports, garages and recreation buildings. Uncovered patios, decks, courtyards, swimming pools, tennis courts, fountains, gazebos and similar amenities are specifically excluded from the calculation for building coverage.
3. Inclusive of landscape, pervious ground, uncovered patios and decks, swimming pools, tennis courts, fountains, lakes, retention and detention ponds.

<b>Table 13b: Intensity and Dimensional Standards For All Other Non-Residential Uses</b>	
Project area (acres), minimum	5 acres
Building Coverage, max. total lot area (%)	45 %

<b>Table 13c: Intensity and Dimensional Standards For Age-Restricted Residential Development Rate Units</b>	
Project area (acres), minimum	2 acres <sup>1</sup>

Building Coverage, max. total lot area (%)	45 % <sup>2</sup>
Unit size, minimum (sq. ft.)	550 sq. ft. including any unit balconies or patios
Open Space, minimum total lot area (%)	10% <sup>3</sup>

1. Minimum area may include all land upland of lakes and canals at the Control Water Evaluation and on-site lakes, retention areas and detention ponds.
2. Building coverage shall include all habitable space, carports, garages and recreation buildings. Uncovered patios, decks, courtyards, swimming pools, tennis courts, fountains, gazebos and similar amenities are specifically excluded from the calculation for building coverage.
3. Inclusive of landscape, pervious ground, uncovered patios and decks, swimming pools, tennis courts, fountains, lakes, walkways, retention and detention ponds.

### 3. Outdoor Dining Areas

Prior to issuance of any permits for outdoor dining, a Master Outdoor Dining Plan must be approved by the City in accordance with the City of Pembroke Pines Planning and Zoning Board Miscellaneous Application non-quasi-judicial process. Applications for outdoor dining must provide for all the following:

- An aisle, complying with the minimum width established by the Americans with Disabilities Act (ADA), as amended from time to time, must be maintained to the restaurant door and to allow passage in front of the restaurant along the shopping center.
- All kitchen cooking equipment shall be located within the primary restaurant and dining room.
- Specified Hours of operation.
- The dining area must be on private property and be authorized by both the property owner and tenant. The outdoor dining area must be adjacent to the principal indoor food service establishment.
- No sound systems or amplified music shall be permitted unless the owner of the establishment can verify that such sound system or amplified music will not interfere with properties outside the City Center. Any and all such sound systems or amplified music shall comply with the City of Pembroke Pines Code of Ordinances. The burden of proof of compliance with the requirements herein shall be on the owner of the establishment.
- The outdoor dining area shall comply with all other codes, such as the *Florida Building Code*, as amended by Broward County (FBC), the *National Fire Protection Association Code* (NFPA), and the Americans with Disabilities Act (ADA), as amended from time to time.
- The outdoor dining area shall be screened from areas outside the City Center and parking lots.

- Landscaping and screening must be provided to prevent light spillover onto adjacent uses and/or properties.
- No signs except those required in the Design Guidelines shall be allowed within the outdoor dining area.
- Dining areas in excess of 50 square feet shall be defined by architectural features.

4. Outdoor display/sales – Commercial Outdoor Merchandise Display

Commercial outdoor merchandise display areas are allowed subject to those areas being delineated on the approved site plan. Outdoor display areas shall not interfere with ADA or Life Safety access. Displays shall be limited to seasonal merchandise, plants/flowers, garden pots, fruits, vegetables and other food or garden supplies typically sold at outdoor green markets. No sheds, furniture, fencing, hardware, mulch, soil or pallets of goods shall be displayed. No direct sales shall be allowed. Displays shall be limited to store hours of operation. Shelving or support structures for displays shall be moved into the respective store or secured during off hours.

5. Setbacks and Bufferyards

Setbacks and buffers shall be measured from the perimeter of the CC District. There are no minimum setbacks or buffers required from road rights-of-way within the area of the CC District. Minimum building setbacks shall be 10' between buildings. Perimeter setbacks shall be 30' along Pines Boulevard, 15' along Palm Avenue, 10' along the west and 5' along the south. Perimeter landscape buffers shall be 10' except along the west and south sides of the CC District where the buffer shall be 5'. In no instance shall a building be located within a dedicated road right-of-way, SBDD canal easement or FPL easement.

6. Parking

Parking requirements for the CC District are provided in Table 14. Off-site parking areas that are shown on an approved site plan may count toward the required parking. Any off-site parking spaces that are counted toward meeting the minimum parking requirements shall be subject to an executed shared parking agreement.

The gross floor area of tenant spaces where a restaurant is the primary use shall be limited to 35% of the total gross building area of the CC District.

Space for bicycle parking shall be provided to encourage alternative modes of transportation.



<b>Table 14: Parking</b>	
Retail/Commercial	4.5 spaces/1,000 square feet, unless the proposed use is listed below
Hotel	1.0 spaces/hotel unit
Assisted Living Facility	0.5 spaces/sleeping unit
Age Restricted Residential with at least 80% age restricted units	1 space per dwelling unit for age restricted dwelling units 1.5 spaces per dwelling unit for non age restricted dwelling unit
Parking Dimensions, (Minimum Standard)	Standard parking space: 9' x 19'
	Standard parking space: 9' x 17' with a 2' overhang
	Parallel parking space: 8' x 24'
	Parking space in the FPL easement that are covered by a shared parking agreement: 9' x 18'

7. Roadway Standards

Roadway cross-sections adjacent to the development parcels shall be determined at the time of site plan approval.

8. Free-standing Seasonal Decorations

Potential locations for free standing seasonal decorations are provided on. Seasonal decorations are intended to display spring, summer, winter and fall, and as such, will be removed or replaced within three (3) months of installation. Seasonal decorations shall be submitted to the City of Pembroke Pines for administrative review and approval prior to installation.

9. Special Events Space

The site plan for the development parcels shall include areas for hosting multiple special events throughout the year, up to 10 per year, additional events can be requested through Planning and Economic through City Manager or appointed designee, such as art exhibits or concerts. General locations for potential special events locations are provided on

Exhibit 5. These general locations may be modified at the time of approval of the special event by the City.

**Section 10: MEDICAL DISTRICT GUIDELINES**

A. Intent

The standards in this section shall apply to Block 7 identified as Medical District on the City Center Block Plan, Exhibit 2. A survey of Block 7 is provided as Exhibit 7. The standards for the Medical District provided below are intended to produce a more creative, innovative and urban design for the development of the site given its location in the City Center. If any development standards in this Section conflict with others elsewhere in the Design Guidelines, those contained in this Section shall apply.

B. Overall Development Standards

1. Development Area and Intensity

<b>Table 15: Development Area and Intensity</b>	
Medical District	120,000 sq. ft. Medical office

2. Intensity and Dimensional Standards

<b>Table 16: Intensity and Dimensional Standards</b>	
Project area (acres), minimum	5 acres
Building Coverage, max. total lot area (%)	45 %

3. Setbacks

Building setback within the area of the M District are provided in Table 17.

<b>Table 17: Setbacks</b>	
Front or Street Side Setback (Pines Blvd.)	30 feet in depth [1]
Side Setback (Palm Ave.)	15 feet in depth
Side Setback (West)	10 feet in depth
Rear Setback (Interior Access Road)	15 feet in depth [2]
Setbacks Between Buildings	10 feet
Note(s): [1] The first 15 feet of all front and street side setbacks adjacent to the property line shall be fully landscaped with sod, ground shrubbery, and trees, except where crossed by permitted access driveways or walkways. The balance of the required setbacks may be used for parking.	

[2] The first 10 feet must be fully sodded and landscaped.

#### 4. Parking

Parking requirements for the Medical District are provided in Table 19. Off-site parking areas that are shown on an approved site plan may count toward the required parking. Any off-site parking spaces that are counted toward meeting the minimum parking requirements shall be subject to an executed shared parking agreement.

Spaces for bicycle parking shall be provided to encourage alternative modes of transportation. The location and amount of bicycle parking will be determined at the time of site plan approval.

<b>Table 19: Parking</b>	
Retail/Commercial	4.5 spaces/1,000 square feet, unless the proposed use is listed below
Hotel	1.0 spaces/hotel unit
Professional Office	3.0 spaces per 1,000 square feet
Medical – General	4.5 spaces per 1,000 square feet
Medical – Specialized	3.5 spaces per 1,000 square feet
EV Parking Stations	5% of the required parking spaces shall be equipped with a level 2 charging station and an additional 5% shall have conduit installed for future EV charging.
Bicycle Parking	1 space for every 10,000 square feet of building area.
Parking Dimensions, (Minimum Standard)	Standard parking space: 9' x 19'
	Standard parking space: 9' x 17' with a 2' overhang
	Parallel parking space: 8' x 24'
	Parking space in the FPL easement that are covered by a shared parking agreement: 9' x 18'

5. Parking Islands

The landscaping of interior parking areas within the Medical District shall comply with the requirements of Section 155.663, with the exception that parking lots shall provide one tree for every 10 parking spaces.

6. Roadway Standards

Roadway cross-sections adjacent to the development parcels shall be determined at the time of site plan approval.

7. Permitted Uses

Those uses permitted in the City of Pembroke Pines B-3 zoning district are permitted in the Medical District. Specifically general office, medical office, specialty medical use, stand alone emergency room, research and development, and support services and retail for these uses are permitted in the Medical District..

8. Electric Vehicle Charging Station As An Accessory Use

The use of an electric vehicle charging station as an accessory use within the M District shall comply with the requirements of Code Section 155.614(C), with the exception that there shall be no maximum number of electric vehicle charging stations permitted. The exact number and location of electric vehicle charging stations shall be determined at the time of site plan approval.

9. Off-Street Loading Space Requirements

Off-Street loading requirements in the M District shall comply with the provisions of Code Section 155.610, with the exception of the following:

<b>Table 19 : Off-Street Loading Requirements</b>		
Office/Medical Office	Over 10,000 square feet to 100,000 square feet	1 space
	Over 100,000 square feet to 120,000 square feet	2 spaces

10. Green Building and Sustainable Development

All site plan submittals shall include a sustainability statement that addresses the green building practices and sustainable element of the development.

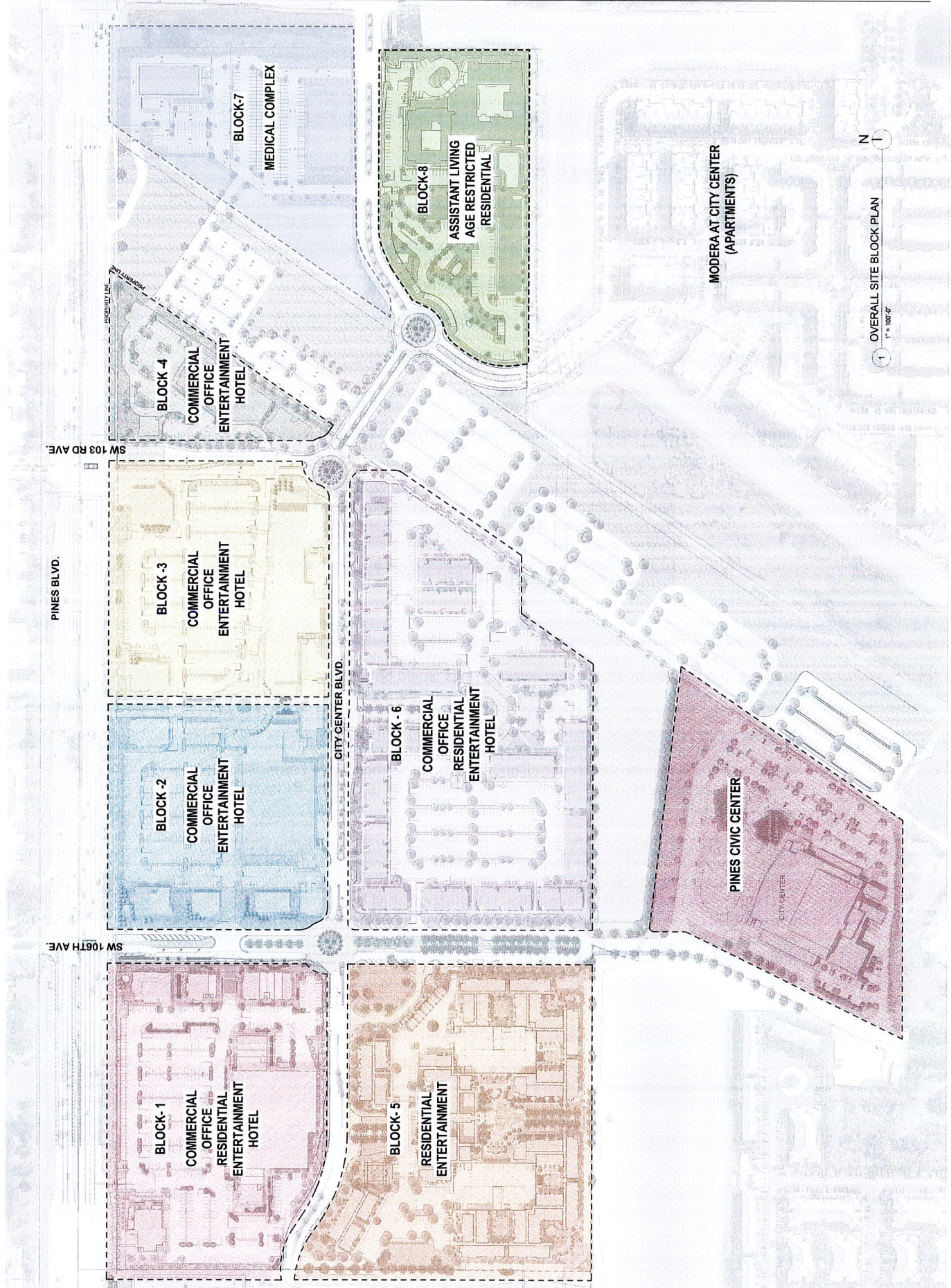
**EXHIBIT 1**

**LEGAL DESCRIPTION**

ALL OF THE PEMBROKE PINES CITY CENTER PLAT RECORDED AT PLAT BOOK 176, PAGE 86 OF THE PUBLIC RECORDS OF BROWARD COUNTY TOGETHER WITH ALL OF THE PEMBROKE PINES CITY HALL PLAT AS RECORDED AT PLAT BOOK 136, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY.

**EXHIBIT 2**

Sheet Name / Revision	
No.	Description





FUTURE LAND USE ELEMENT ADOPTION DOCUMENT

**General Location:** Bound on the north by Pines Boulevard, on the east by Palm Avenue; located east of Hiatus Road

**Density and Intensity of Land Uses:**

<b>Residential Land Uses:</b>	2,215 Dwelling Units*
<b>Commercial Land Uses:</b>	358,000 Square Feet
<b>Office Land Uses:</b>	120,000 Square Feet
<b>Light Industrial Uses:</b>	80,000 Square Feet
<b>Hotel:</b>	350 Rooms
<b>Park/Open Space</b>	2.5 acres minimum

Remarks: Site is a center of governmental employment activity

- 1) The Pembroke Pines City Center property, is hereby designated as a Chapter 380, Florida Statutes, Regional Activity Center and, subject to amendment of the Strategic Regional Policy Plan for South Florida by the South Florida Regional Planning Council, as a regional development district (a geographic area specifically designated as highly suitable for increased threshold intensity), for the purpose of increasing DRI review thresholds.

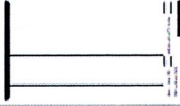
\* Consisting of 701 high-rise<sup>(1)</sup> dwelling units (of which 276 of these dwelling units would be affordable housing units\*\*), 275 townhouse dwelling units, and 1,239 multi-family dwelling units (of which 49 of these dwelling units would be affordable housing units\*\*)

\*\* For the purposes of the Pines City Center RAC, "Affordable Housing shall mean housing for which monthly rents or monthly mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing 120% of the median incomes adjusted for family size for all households within the City of Pembroke Pines; including "Workforce Housing" as adopted and defined as part of the Broward County Land Use Plan.

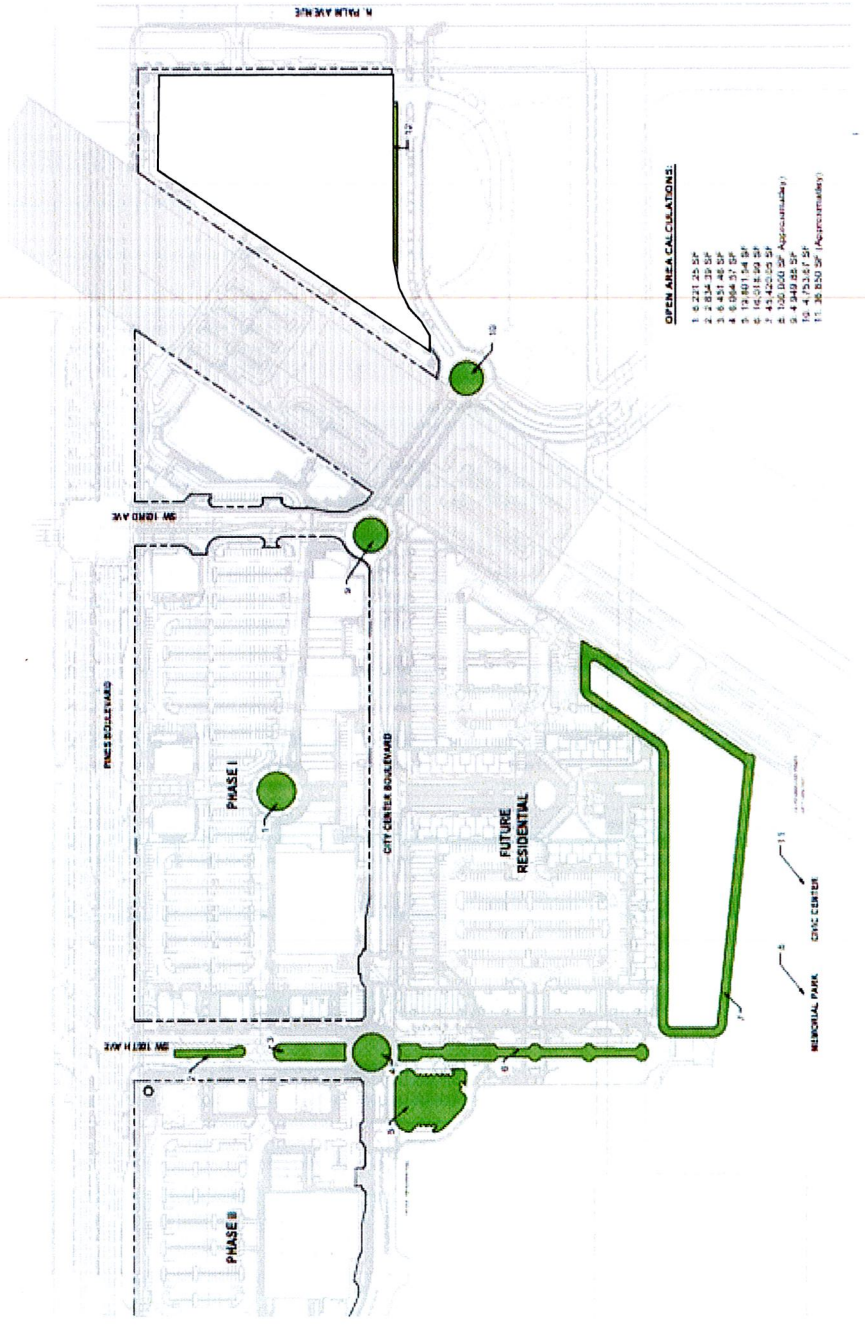
<sup>(1)</sup> Note: High-rise units are defined as four (4) stories or more, consistent with the effective Broward County Land Development Code definition at the time of the adoption of the Broward County Land Use Plan amendment.

\*\*\*The Office and Commercial intensities listed above shall be convertible from office to commercial (or vice versa) based on equivalence of traffic impacts (peak hour) as calculated by the current edition of the ITE Traffic Generation Manual, with the total number of Post Meridien peak hour trips not exceeding 1,507 trips as calculated by the

**EXHIBIT 3**



**PINES City Center**  
 Phase II  
 Located at  
 Pine Blvd & Palm Avenue  
**OVERALL ARCHITECTURAL SP-OPEN AREA**



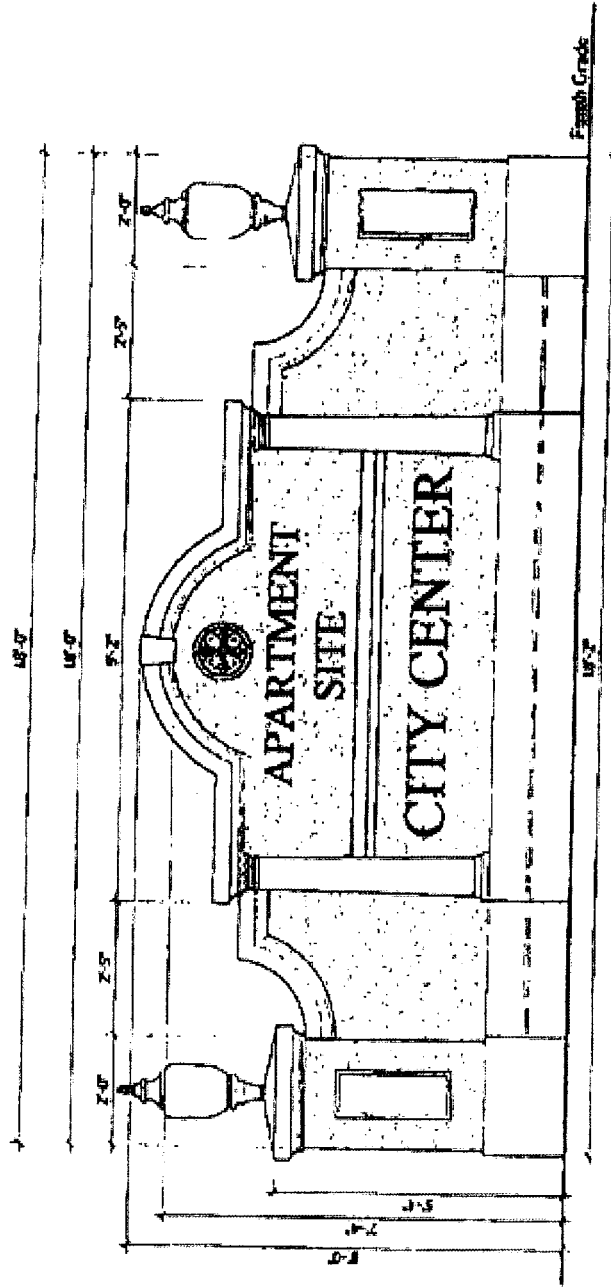
**OPEN AREA CALCULATIONS**

1	0.211 25 SF
2	2.824 39 SF
3	6.451 48 SF
4	1.171 12 SF
5	13.801 14 SF
6	16.071 16 SF
7	43.420 19 SF
8	3.949 39 SF
9	4.733 17 SF
10	4.733 17 SF
11	38.850 39 (Approximate)



OVERALL ARCHITECTURAL SP-OPEN AREA  
 1" = 100'

**EXHIBIT 4**



Monument Sign Elevation

Scale: 1/2"=1'-0"

This instrument prepared by, or under the supervision of (and after reviewing, herein to).

Steven E. Goldman, Esq.  
Crumberg Troup, P.A.  
333 Avenue of the Americas  
Suite 4400  
Miami, Florida 33131  
Tel. (305) 579-0500

(Reserved for Clerk of Court)

### EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (this "Agreement") is made and entered into as of this \_\_\_ day of \_\_\_\_\_, 2013 (the "Effective Date") by and between [SUNTRUST BANK, AS TRUSTEE UNDER FLORIDA LAND TRUST AGREEMENT NO. 56-02-137-6900246 DATED JULY 10, 2003] ("Grantor") and [RELATED DEVELOPMENT, LLC, a Florida limited liability company, and/or its assigns] (the "Grantee")

#### RECITALS

- A. Grantor is the fee simple owner of that certain real property located in Broward County Florida, legally described on Exhibit A attached hereto and incorporated herein by this reference (the "Grantor Property").
- B. Grantee is the fee simple owner of that certain real property located in Broward County Florida, legally described on Exhibit B attached hereto and incorporated herein by this reference (the "Grantee Property").
- C. Grantee intends to develop the Grantee Property into a multifamily residential project, together with associated amenities, parking and other property features (the "Contemplated Improvements").
- D. In connection with Grantee's development of the Contemplated Improvement, Grantor wishes to grant to Grantee, and its successor and/or assigns, for the benefit of the Grantee Property, and Grantee wishes to receive from Grantor, (i) a perpetual easement on, above, over, under, through and across that portion of the Grantor's Property described and depicted on Exhibit C attached hereto and incorporated herein by reference (the "Signage Easement Area"), upon the terms and subject to the conditions contained herein for the purpose of (a) pedestrian and vehicular ingress and egress over and across the Signage Easement Area, (b) installing, maintaining, replacing and repairing any and all utility lines required in connection with that certain signage pertaining to the Contemplated Improvements (the "Signage"), and (c) installing, maintaining, replacing and repairing the Signage, and (ii) a perpetual easement on, above, over, under, through and across that portion of the Grantor's Property described and depicted on Exhibit D attached hereto and incorporated herein by reference (the "Access and Utility

MSA 102,102,771v3 1-20-13

Easement Area"; together with the Signage Easement Area, collectively, the "Easement Area"), upon the terms and subject to the conditions contained herein for the purpose of pedestrian and vehicular ingress and egress over and across the Access and Utility Easement Area and for installing, maintaining, replacing and repairing any and all utility lines required in connection with the Signage.

#### AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and such other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, agree as follows:

1. Grant of Signage Easement. Grantor hereby grants and conveys to Grantee, and its successor and/or assigns, and for the benefit of Grantee's Property, a perpetual and exclusive easement on, above, over, under, through and across the Signage Easement Area (the "Signage Easement") for the installation, maintenance, replacement and repair of the Signage and any utility services required with respect to the Signage, together with the perpetual and exclusive right to enter upon the Signage Easement Area for said purposes.
2. Grant of Access and Utility Easement. Grantor hereby grants and conveys to Grantee, and its successor and/or assigns, and for the benefit of Grantee's Property, a perpetual and exclusive easement on, above, over, under, through and across the Access and Utility Easement Area (the "Access and Utility Easement"; together with Signage Easement, collectively, the "Easement") for the installation, maintenance, replacement and repair any utility services required with respect to the Signage, together with the perpetual and exclusive right to enter upon the Access and Utility Easement Area for said purposes. In addition, Grantor hereby agrees that, immediately upon receipt of written direction from Grantee, Grantor shall request that Florida Power and Light Company ("FP&L") relocate or remove from the Access and Utility Easement Area its facilities (including lines, wires, poles, guys, cables, conduits and appurtenant equipment) in accordance with the terms of that certain Easement in favor of FP&L recorded on December 17, 1991 in Official Records Book 19000, Page 609, of the Public Records of Broward County, Florida, as amended by Partial Release of Easement recorded on September 10, 2007 in Official Records Book 44587, Page 466, of the Public Records of Broward County, Florida.
3. Repair and Restoration of the Easement Area. Grantee agrees to maintain the Signage and the Easement Area in good condition and repair.
4. Binding Touch and Concern. The Easement shall be a covenant running with the land and shall be binding upon and inure to the benefit of, as appropriate, the owners from time to time of every portion of Grantor's Property and Grantee's Property, their heirs, legal representatives, successors, assigns, tenants, guests, invitees and mortgagees.
5. Governing law. This Agreement shall be governed by, construed and interpreted in accordance with the laws of the State of Florida.
6. Sovereignty Waiver. In the event any provision of this Agreement is held to be invalid or void, it shall not affect the validity of the remaining provisions. No waiver of any breach of this Agreement shall be deemed to be a waiver of any other subsequent breach.
7. Attorneys' Fees. In the event of any, controversy, claim or dispute between the parties

herein, arising out of or relating to this Agreement or the breach thereof, the prevailing party shall be awarded reasonable expenses, attorney's fees and costs from the non-prevailing party.

8. Counterparts. This Agreement may be executed in one or more counterparts, each of which when executed shall be deemed an original, all of which together shall constitute one and the same instrument.

9. Authority. Grantor has full power and authority to grant the Easement provided for in this Agreement.

10. Entire Agreement. This Agreement constitutes the entire Agreement between the parties and may be modified only in writing signed by both parties hereto, or their respective successors and/or assigns.

(SIGNATURE PAGES FOLLOW)



IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

**GRANTOR:**

SUNTRUST BANK, AS TRUSTEE UNDER  
FLORIDA LAND TRUST AGREEMENT NO. 56-  
02-137-6900246 DATED JULY 10, 2003

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

SUNTRUST BANK EXECUTES THIS INSTRUMENT  
SOLELY AS TRUSTEE UNDER FLORIDA LAND  
TRUST AGREEMENT 56-02-137-6900246 AND NOT  
INDIVIDUALLY AND NO PERSONAL JUDGMENT OR  
DEEDS SHALL EVER BE SOUGHT OR OBTAINED  
AGAINST THE SAID BANK BY REASON OF THIS  
INSTRUMENT.

STATE OF FLORIDA  
COUNTY OF BROWARD

On the \_\_\_ day of \_\_\_\_\_ in the year 2013, before me, the undersigned, personally  
appeared \_\_\_\_\_, as the \_\_\_\_\_ of the SUNTRUST BANK,  
AS TRUSTEE UNDER FLORIDA LAND TRUST AGREEMENT NO. 56-02-137-6900246  
DATED JULY 10, 2003. He/She is personally known to me or produced \_\_\_\_\_  
as identification.

(NOTARIAL SEAL)

Notary: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**EXHIBIT A**  
**(Grantor Property)**

MA 102,100,191v3 1-28-13

**EXHIBIT B**

(Grantee Property)

A portion of Parcel 'A', PEMBROKE PINES CITY CENTER, according to the Plat thereof as recorded in Plat Book 176, Pages 86 through 91, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Northerly most Northwest corner of said Parcel 'A', said point also located on the South right-of-way line of Pines Boulevard;

THENCE South  $02^{\circ}10'12''$  East on a Westerly line of said Parcel 'A', a distance of 478.00 feet to the POINT OF BEGINNING, said point also being on the arc of a non-tangent curve concave to the South and whose radius bears South  $01^{\circ}22'12''$  West;

THENCE on the arc of said curve having a radius of 222.62 feet, through a central angle of  $29^{\circ}35'46''$ , an arc distance of 134.99 feet to a point of non-tangency;

THENCE South  $57^{\circ}14'37''$  East, a distance of 71.83 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Southeasterly on the arc of said curve having a radius of 21.23 feet, through a central angle of  $10^{\circ}05'28''$ , an arc distance of 3.74 feet to a point of tangency;

THENCE South  $47^{\circ}09'07''$  East, a distance of 28.66 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Southeasterly on the arc of said curve having a radius of 24.50 feet, through a central angle of  $20^{\circ}47'30''$ , an arc distance of 8.89 feet to a point of compound curve with a curve concave to the North;

THENCE Easterly on the arc of said curve having a radius of 409.65 feet, through a central angle of  $10^{\circ}16'54''$ , an arc distance of 73.51 feet to a point of reverse curve with a curve concave to the Southwest;

THENCE Southeasterly on the arc of said curve having a radius of 37.50 feet, through a central angle of  $74^{\circ}40'15''$ , an arc distance of 48.87 feet to a point of non-tangency;

THENCE North  $88^{\circ}33'54''$  East, a distance of 63.52 feet to a point on the arc of a non-tangent curve concave to the Southeast, whose radius point bears South  $84^{\circ}11'28''$  East;

THENCE Northeasterly on the arc of said curve having a radius of 37.50 feet, through a central angle of  $82^{\circ}02'38''$ , an arc distance of 53.70 feet to a point of tangency;

THENCE North  $87^{\circ}51'09''$  East, a distance of 208.06 feet;

THENCE South  $02^{\circ}08'40''$  East, a distance of 5.56 feet to a point on the arc of a non-tangent curve concave to the Southwest, whose radius point bears South  $08^{\circ}40'49''$  West;

APA (REV.03.22) 1-12-13

THENCE Southeasterly on the arc of said curve having a radius of 32.50 feet, through a central angle of  $79^{\circ}02'11''$ , an arc distance of 44.84 feet to a point of tangency;

THENCE South  $02^{\circ}17'01''$  East, a distance of 52.33 feet to the beginning of a tangent curve concave to the Northeast;

THENCE Southeasterly on the arc of said curve having a radius of 65.50 feet, through a central angle of  $44^{\circ}51'50''$ , an arc distance of 51.29 feet to a point of tangency;

THENCE South  $47^{\circ}09'51''$  East, a distance of 56.01 feet to the beginning of a tangent curve concave to the North;

THENCE Easterly on the arc of said curve having a radius of 65.50 feet, through a central angle of  $44^{\circ}56'59''$ , an arc distance of 51.38 feet to a point of tangency;

THENCE North  $07^{\circ}54'14''$  East, a distance of 12.62 feet to the beginning of a tangent curve concave to the Southwest;

THENCE Southeasterly on the arc of said curve having a radius of 19.50 feet, through a central angle of  $89^{\circ}56'59''$ , an arc distance of 30.61 feet to a point of tangency;

THENCE South  $02^{\circ}08'51''$  East, a distance of 76.20 feet to the beginning of a tangent curve concave to the West;

THENCE Southerly on the arc of said curve having a radius of 19.50 feet, through a central angle of  $18^{\circ}25'04''$ , an arc distance of 8.27 feet to a point of non-tangency;

THENCE South  $02^{\circ}08'51''$  East, a distance of 290.91 feet;

THENCE South  $47^{\circ}07'37''$  East, a distance of 25.12 feet to a point on the arc of a non-tangent curve concave to the South, whose radius point bears South  $25^{\circ}17'54''$  East;

THENCE Easterly on the arc of said curve having a radius of 11.22 feet, through a central angle of  $91^{\circ}33'01''$ , an arc distance of 17.93 feet to a point of reverse curve with a curve concave to the Northeast;

THENCE Southeasterly on the arc of said curve having a radius of 49.00 feet, through a central angle of  $27^{\circ}37'25''$ , an arc distance of 23.62 feet to a point of reverse curve with a curve concave to the Southwest;

THENCE Southeasterly on the arc of said curve having a radius of 28.00 feet, through a central angle of  $10^{\circ}29'10''$ , an arc distance of 5.12 feet to a point on a Southerly line of said Parcel 'A';

THENCE South  $87^{\circ}49'48''$  West on said Southerly line, a distance of 816.63 feet;

THENCE North  $02^{\circ}10'12''$  West on a Westerly line of said Parcel 'A' and the Southerly projection thereof, a distance of 767.26 feet to the POINT OF BEGINNING.

Said lands lying in the City of Pembroke Pines, Broward County, Florida.



**BORROW AND LEGAL DESCRIPTION  
BY  
PULICE LAND SURVEYORS, INC.**

2881 N.W. HILL ROAD  
SUNRISE, FLORIDA 33081

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: [survey@pulsurveyors.com](mailto:survey@pulsurveyors.com) • [www.pulsurveyors.com](http://www.pulsurveyors.com) • LICENSE OF AUTHORIZATION LB/0870

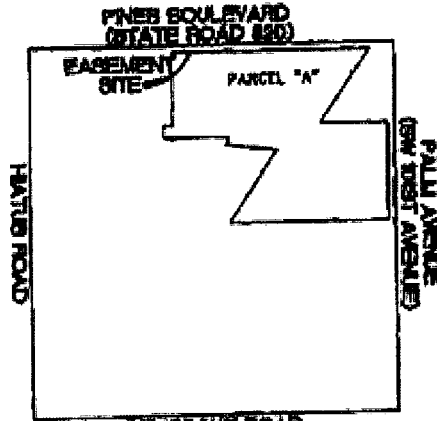


**LEGAL DESCRIPTION:**

A PORTION OF PARCEL "A", "PEMBROKE PINES CITY CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGES 86 THRU 91, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY MOST NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 87°48'48" EAST ALONG THE NORTH LINE OF SAID PARCEL "A" ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF PINES BOULEVARD (STATE ROAD 820) FOR 233.84 FEET; THENCE SOUTH 02°10'12" EAST 3.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°48'48" EAST ALONG A LINE PARALLEL WITH AND 12.00 FEET SOUTH OF SAID SOUTH LINE 7.00 FEET; THENCE SOUTH 02°10'12" EAST 20.00 FEET; THENCE SOUTH 87°48'48" WEST 7.00 FEET; THENCE NORTH 02°10'12" WEST 20.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING 140 SQUARE FEET, MORE OR LESS.



**PEMBROKE ROAD  
LOCATION MAP  
NOT TO SCALE**

<b>FILE: PRH INVESTMENTS, LLC</b>
<b>SCALE: N/A</b>
<b>ORDER NO: 558348</b>
<b>DATE: 1-10-09</b>
<b>MONUMENT SIGN EASEMENT</b>
<b>PEMBROKE PINES, BROWARD COUNTY, FLORIDA</b>
<b>FOR: CITY CENTER SITE</b>

**SHEET 1 OF 2** THIS DOCUMENT IS INTHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

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© BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LB6158

**EXHIBIT 5**



**EXHIBIT 6**

**ALF PARCEL**

TO THE PLAT BOOK 136, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, CONTAINING 137,090 SQUARE FEET (3.15 ACRES) MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

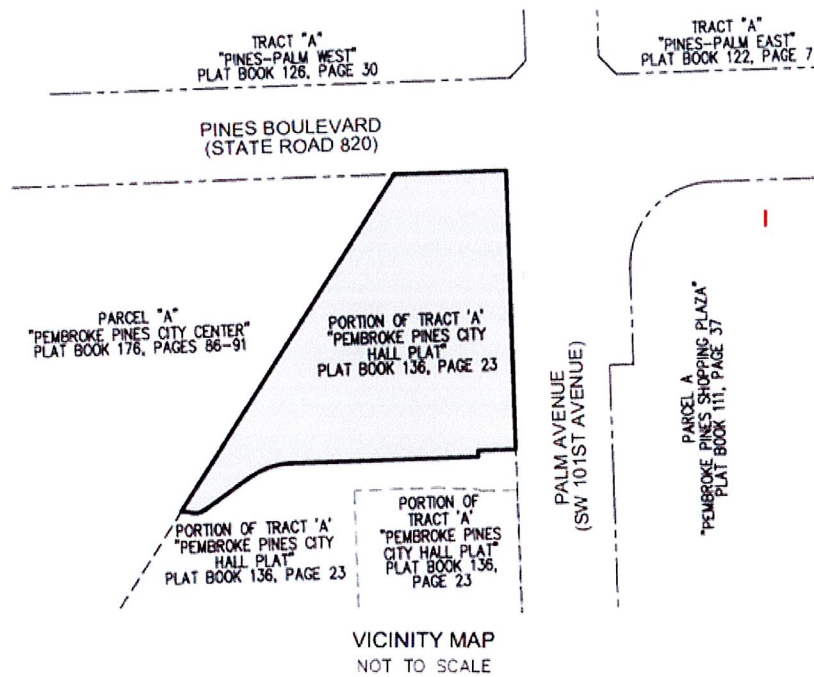
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "A", THENCE ALONG THE SOUTH LINE OF THE TRACT "A" RUN SOUTH 87°52'43" WEST, A DISTANCE 356.79 FEET, THENCE RUN NORTH 02°07'17" WEST, A DISTANCE 387.55 FEET, THENCE ALONG THE SOUTH LINE OF THE ROAD EASEMENT DESCRIBED IN THE OFFICIAL RECORD 51047, PAGE 1215 OF THE BROWARD COUNTY, FLORIDA, NORTH 87°52'43" EAST, A DISTANCE 182.80 FEET, THENCE RUN SOUTH 87°46'37" EAST, A DISTANCE 91.98 FEET, THENCE RUN SOUTH 02°07'17" EAST, A DISTANCE 3.53 FEET, THENCE RUN NORTH 87°52'43" EAST, A DISTANCE 82.27 FEET, THENCE RUN SOUTH 02°07'17" EAST, A DISTANCE 377.05 FEET TO A POINT OF BEGINNING. (P.O.B.)

SAID LANDS SITUATE. LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.



**EXHIBIT 7**

**MEDICAL COMPLEX PARCEL**



**LEGAL DESCRIPTION(DEED):**

PARCEL 5

A PARCEL OF LAND BEING A PORTION OF TRACT "A", "PEMBROKE PINES CITY HALL PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE ALONG THE EAST LINE OF SAID TRACT "A", SOUTH 02°07'17" EAST, 604.61 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN ROADWAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 51163, PAGE 1128 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: SOUTH 87°52'43" WEST, 82.27 FEET; THENCE SOUTH 02°07'17" EAST, 13.50 FEET; THENCE SOUTH 87°52'43" WEST, 407.42 FEET TO A POINT ON THE ARC OF A TANGENT CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 168.46 FEET, A CENTRAL ANGLE OF 33°42'41", AN ARC DISTANCE OF 99.12 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 54°10'02" WEST, 122.13 FEET TO A POINT ON THE ARC OF A TANGENT CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.50 FEET, A CENTRAL ANGLE OF 51°19'04", AN ARC DISTANCE OF 27.32 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 69.50 FEET, A CENTRAL ANGLE OF 19°14'07", AN ARC DISTANCE OF 23.33 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "A"; THENCE ALONG SAID LINE NORTH 32°14'01" EAST, 865.46 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE ALONG SAID LINE, NORTH 87°49'48" EAST, 245.52 FEET TO THE POINT OF BEGINNING.

Subject Site Aerial Photo  
ZC2022-0005  
Pembroke Pines City Center MXD Text Amendment

