

# EDISON PEMBROKE

## **MXD REZONING APPLICATION AND DESIGN GUIDELINES**

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## A. INTRODUCTION

### 1. **Property Description**

Pembroke 2 Owner, LLC and Pembroke 145 Office LLC (collectively “Applicant”) own approximately 25 acres comprised of the south approximately 6 +/- acres of the Duke Pembroke A Plat and all of the land in the Duke Pembroke B (the “Property”). See **EXHIBIT A**. The Property is located north of Pembroke Road on the west side of SW 145 Avenue in the City of Pembroke Pines (the “City”). The Property was formerly part of the Pembroke Pointe PCD which was approved for a suburban style office campus development. One (1) office building is developed on the Property.

### 2. **Purpose and Intent**

The intent of these MXD Design Guidelines (“Design Guidelines”) is to establish the permitted uses and define the development standards and community appearance guidelines that will be implemented throughout the mixed use development. The Design Guidelines will identify those design elements that will be incorporated in the Edison Pembroke to maximize the connectivity to the adjacent developments north and south of the Property and those along the SW 145 Avenue mixed use corridor. One of the primary goals of these Design Guidelines is to create a pedestrian-friendly environment that encourages walking between uses on the Property and to those uses along the mixed use corridor.

The Applicant is requesting a rezoning to MXD in order to facilitate an office, hotel and residential mixed use development. The development is designed with strong pedestrian connectivity to the uses within the MXD and also those along the 145<sup>th</sup> Avenue mixed use corridor. The design will create a pedestrian-friendly development in a live-work-play-learn environment. The residential component will help to improve occupancies and provide additional patrons for the surrounding commercial and office park uses. Edison Pembroke will provide an excellent location for residents who prefer to live in close proximity to jobs, shopping, education, recreation, transit and the regional roadway network to reduce automobile trips and reduce greenhouse gas emissions.

The Applicant intends to create a mixed use development that will support the City’s Green Plan by incorporating a variety of Green building elements that will increase the sustainability of the development and improve the quality of life for City residents. The strong pedestrian connections to complementary land uses will greatly reduce transportation costs for residents, students and employees because they will be less dependent on motorized vehicles to access goods, services, education and jobs. Another sustainable element of Edison Pembroke is a smaller building footprint resulting in less land consumed than would be needed for a typical suburban-style development. Edison Pembroke will also provide the infrastructure and hardware for electric vehicles and areas for parking bicycles. A

bus stop is currently located adjacent to the Property on SW 145 Avenue. The Applicant is supportive of the City’s transit shuttle route being expanded south along the 145 Avenue corridor and will cooperate with the City to and identify a convenient location for a shuttle stop on the Property. Other green building elements will be incorporated into the building design as described in this application.

**3. Development Plan**

One office building is constructed on the Property and a second office building was granted site plan approval. As the City nears buildout but continues to face the pressures of continued population growth, it must find ways to accommodate residential development at higher densities in a responsible manner. The existing development pattern along the SW 145 Avenue corridor includes a commercial lifestyle center, apartments, a Class A office complex, the FBI headquarters and a concentration of higher education facilities. The SW 145 Avenue mixed use corridor is an ideal location to add residential and hotel uses to reinforce the mixed use character of the corridor. **Exhibit B** reflects the location of these uses in the SW 145 Avenue corridor.

The Edison Pembroke development plan will be implemented in two (2) phases. **Exhibit C** depicts the Conceptual Master Plan and Phasing Plan for the development. Phase 1 includes the existing Edison office building, a second office building immediately south of that office building, two smaller buildings between the primary office buildings for office and ancillary amenity space, ancillary parking structure, and 350 dwelling units. The existing parking field located north of the existing Edison office building will remain in its current configuration until Phase 2 is constructed. Phase 2 includes 125 hotel rooms, a bank, additional office use and ancillary parking structure. No development parcels in the MXD are considered to be outparcels. These phases are summarized below.

<b>PHASING PLAN</b>	
Phase 1	330,000 sq. ft. office 12,000 sq. ft. office/ancillary amenity space 350 dwelling units
Phase 2	125 hotel rooms 30,000 sq. ft. office 5,000 sq. ft. bank, with drive through

All residential uses will be designed in conformance with the Residential Multi-Family (R-MF) zoning district regulations and nonresidential uses will be designed in conformance with the B-3 zoning unless otherwise noted in these Design Guidelines.

**B. OVERALL DEVELOPMENT DESIGN GUIDELINES**

The MXD Design Guidelines for the Edison Pembroke development will provide for an attractive mixed-use development that supports the goals of the MXD zoning district and the City's Green Plan. The conceptual master plan is provided as **EXHIBIT C** that depicts the overall Edison development. The actual configuration of structures, landscaping and amenities will be determined at the time of site plan approval consistent with these Design Guidelines.

**(1) Pedestrian Movement and Safety**

One of the underlying design elements of Edison Pembroke development is a safe and pleasant pedestrian environment on the Property with connections to the adjacent developments to encourage walking and discourage the use of automobiles. A conceptual pedestrian mobility plan is provided as **EXHIBIT D**. A combination of textured pavers, oversized sidewalks and landscaping will be provided throughout the Property to create a safe and friendly pedestrian environment. Walkways will connect all use areas on the Property and will also connect to adjacent uses in the Pembroke Pointe development. Pedestrian connections will be provided to the existing public sidewalk along SW 145<sup>th</sup> Avenue for connectivity to other uses in the area such as The Shops at Pembroke Gardens, hotels and office buildings. A walking trail will be provided along the south and west sides of the Property that will connect to the existing path on the Pembroke Pointe development. Exercise stations will be provided along the walking trail.

**(2) Architectural Style.**

Buildings in this development are designed to be compatible with the scale and architectural themes of the adjacent uses and also to provide an iconic elegant style of architecture which is born from the site and transforms on its own through the façade. The modern style and updated features bring this structure to life and create a timeless and iconic building for the city of Pembroke Pines. The building provides an approachable ground level design with patios and activated features that conform to today's lifestyle. The final elevations will be determined at the time of site plan approval.

**(3) Height**

The maximum building height shall be 80 feet. This height is less than the prior PCD zoning height limitation and is compatible with other nonresidential buildings along the 145<sup>th</sup> corridor that are adjacent to I-75.

(4) **Colors**

A neutral color scheme is proposed for the principal structures. The final colors will be determined at the time of site plan approval and will be consistent with those used on the existing Edison office building.

(5) **Maximum Residential Density**

The maximum allowable residential density shall be in conformance with the density allowed by the City of Pembroke Pines Future Land Use Plan Map.

(6) **Maximum Floor Area Ratio for Nonresidential Uses**

The maximum floor area ratio for nonresidential uses constructed on the area designated Office Park on the City of Pembroke Pines Future Land Use Plan Map shall be 1.0.

(7) **Parking/Loading**

The parking spaces on the Property including surface parking and structured parking. A parking structure will be constructed in each phase of development. The Phase 1 parking garage will be constructed as an integral part of the residential component of the development. The exact number of spaces provided in the parking structure and in the surface parking areas will be determined at the time of site plan approval based on the parking ratios provided below. Spaces in the Phase 1 garage will not be reserved but will be available for the residential and adjacent office building. The second parking garage will be constructed as part of Phase 2 of the development. Up to 5% of new parking areas may be compact spaces. Wayfinding signs will be provided to guide visitors to parking areas that may not be located at the very front of the buildings.

Electric vehicle charging hardware for twelve (12) vehicles will be provided in the MXD. Conduit for additional stations will be provided with development so that vehicle charging hardware may be added easily as demand increases. A secured bicycle parking area will be provided in the residential building at the ground floor. Surface bicycle parking racks will also be provided throughout the development.

A minimum of two (2) loading areas for the residential building will be provided that are 10' wide by 25' deep and 14' clear vertical clearance. One (1) loading space 16' wide and 50' deep located behind the office buildings will be shared by the two office buildings. In addition, deliveries can occur in the drop-off areas in front of the office buildings. None of the loading spaces will interfere with the safety of pedestrians.

(8) **Internal Building Setbacks**

In order to create a unified mixed-use development that meets the purpose of these Design Guidelines, all setbacks are measured from the perimeter of the MXD Property.

(9) **Landscape Concepts**

The landscape plan creates a cohesive design for the Edison development. The landscape design combines the use of native and sustainable plant material to create a very livable residential environment. The combination of drought tolerant subtropical species will be grouped throughout the site to provide an environment that is very livable, aesthetically pleasing and water conserving.

The landscape design meets the certification requirements of the University of Florida Florida-Friendly Landscaping Program.

(10) **Open Space**

A variety of open space areas are provided within the development for the functional use and enjoyment of the residents and employees. A pedestrian circulation system provides good connectivity throughout the site. A walking trail along the west and south sides of Property connects to a similar walking trail on the Pembroke Pointe development. Exercise stations will be provided along the walking trail. This complete pedestrian circulation system provides walking and exercise opportunities for the residents and employees.

For the residential component, two (2) amenity courtyards provide a swimming pool, sun lounging areas, gaming areas, grilling area and dining areas and areas for group activities. A covered pavilion and overhead structures are provided for shade. Balconies and terraces are included in the building design to provide additional outdoor living space. Lush landscaping is provided throughout the Property to create enjoyable open spaces for residents and visitors. The open space areas for Edison Pembroke are depicted on **EXHIBIT E**.

Section 155.653 (B) requires 10% open space in MXD or in this case a total of approximately two and one half (2.5) acres of open space areas throughout the development. The open space program depicted in **EXHIBIT E** reflects approximately 7+/- acres of the MXD.

(11) **Signage**

The Applicant will submit a master sign plan for the development prior to constructing any new signs in the development. Signage shall not conflict

with any traffic control signs or be misleading, confusing or hazardous. Similar colors and fonts will be utilized on all signage to complement the building design.

(12) **Bufferyards**

No internal landscape buffers are required between buildings or adjacent to interior parcel lines. A 10' landscaped bufferyard is required along the external perimeter of the property lines of the MXD except in the location of drive aisles and pedestrian ways.

(13) **Complementary Uses**

The MXD includes two (2) uses that are complementary: office and residential. No big box retail uses are permitted.

**C. RESIDENTIAL DESIGN STANDARDS**

The Residential Multi-Family (R-MF) zoning district is the conventional zoning district that is most closely aligned with the proposed apartment use. The residential design standards that are applicable to a residential apartment development in the R-MF district are found in Section 155.426 of the City Land Development Code. The residential component of Edison Pembroke shall comply with those standards in Section 155.426 unless a site specific design standard is provided below.

(1) **Community Amenities**

In order to create a Class A rental apartment in South Florida the development must include high quality programs and design. Examples of amenities that may be included in the Edison Pembroke development are provided below.

- Grand lobby entry
- Clubhouse/multi-purpose area
- Co-work lounge/business center
- Mail and package room
- State of the art fitness center
- Group fitness room, stretching area, virtual/on demand fitness area
- Gaming areas/rooms
- Resort style pool
- Pool cabanas and lounge chair seating
- Passive garden areas
- Outdoor pavilion
- Grilling area
- Dog park/run
- Community walking/jogging/exercise path

- Electric vehicle charging stations

The location of the Property also provides a number of benefits for the residents including the following:

- Proximity to City shuttle and County Express buses. See **Exhibit F**
- Bus stop on SW 145 Avenue adjacent to the MXD
- Proximity to I-75 and regional roadway network
- Proximity to employment opportunities such as adjacent Class A Pembroke Pointe office complex and FBI headquarters
- Proximity to higher educational opportunities along the 145<sup>th</sup> corridor.
- Proximity to The Shops at Pembroke Gardens
- Proximity to regional recreation facilities at CB Smith Park and Miramar Regional Park.

## (2) **Building Design Features**

Edison Pembroke will include a number of building features that will create a Class A apartment development including the following:

- Balconies for each unit above the ground floor
- Onsite leasing and management office
- Secured entrances to buildings
- Access to garbage chutes on each floor
- Direct access to parking garage at each floor
- Air conditioned corridors with elevator access to each residential floor
- Ground floor units will have direct access from porches/stoops to exterior sidewalks

**Table 1 – Residential Site Specific Design Standards**

Minimum Unit Size	750 square feet under air
Minimum Lot Size	7 gross acres
Maximum Density	46.1 dwelling unit per gross acre of land designated for residential use on the City land use plan
Maximum Building Coverage	36% of residential parcel
Signage	According to Master Sign Plan
Loading	2 spaces – 10' x 25'
Minimum Open Space <sup>1</sup>	35%

<sup>1</sup>See Open Space Section of these Design Guidelines for areas included in this calculation.

#### **D. NON RESIDENTIAL DESIGN STANDARDS**

**Table 2 – Nonresidential Site Specific Design Standards**

Minimum Floor Area for Hotel Room	150 square feet
Minimum Lot Size	15,000 square feet
Minimum Lot Width or Frontage	150 feet
Minimum Lot Depth	100 feet
Maximum Height	7 stories/80 feet
Minimum Open Space <sup>1</sup>	10%
Floor Area Ratio (nonresidential uses only)	1.0 based on buildings constructed on that part of the MXD designated Office Park on the City Land Use Plan
Loading	Phase 1: 1 space 16' x 50' Phase 2: To be determined at the time of site plan approval.

<sup>1</sup>See Open Space Section of these Design Guidelines for areas included in this calculation.

**E. OVERALL DESIGN STANDARDS****Table 3 –Overall Site Specific Design Standards**

General Office, Medical Office and Professional Services Parking	3.0 spaces per 1,000 square feet
Bank Parking	3.5 spaces per 1,000 square feet
Hotel Limited Service Parking	1 space per room
Hotel Full Service Parking	1.25 spaces per room
Residential Parking	2.0 spaces per dwelling unit, including guest spaces
Maximum Height	7 stories/80 feet
Minimum Setback Between buildings and from interior lot lines	0 feet or as required by Florida Building Code
Standard Parking Space Dimensions	9’x19’ including a wheel stop 3 feet from curb or edge of pavement. 9’x16’ with additional 3 foot overhang using a “D” curb and no wheel stops.
Compact Parking Space Dimensions	8’x19’ including a wheel stop 3 feet from curb or edge of pavement. 8’x16’ with additional 3 foot overhang using a “D” curb and no wheel stops.
Bicycle Parking	Bicycle racks to accommodate no fewer than 20 bicycles
EV Charging Outlets	Hardware provided for twelve (12) or more vehicles. Conduit provided for twelve (12) future EV chargers.
Maximum Building Coverage	35%
Recreational Vehicle Storage	Not permitted
Signage	According to Master Sign Plan as may be revised by the Planning and Zoning Board.
Lighting	All new lighting shall be 4k LED lighting with allowance for matching existing lighting where appropriate.
Bufferyards	10’ landscaped bufferyard around the perimeter of the Property except in locations where driveways or pedestrian ways are provided
Setback <sup>1</sup>	North 30’

	East	65'
	South	30'
	West	30'
Minimum Sidewalk Width	4'	
Minimum Open Space <sup>2</sup>	31%	
Impervious Area including vehicular use areas, sidewalks, hardscape	45%	

<sup>1</sup>All setbacks are measured from the exterior perimeter for the MXD. No internal setbacks are required. All setback requirements are defined by the cardinal directions, not by the definitions in the Land Development Code.

<sup>2</sup>See Open Space Section of these Design Guidelines for areas included in this calculation.

## **F. SUSTAINABLE DEVELOPMENT PRACTICES**

The City, like most others in South Florida, is faced with the challenge of accommodating further population growth in a way that protects natural resources to the greatest extent possible for future generations. The Applicant will support the City's Green Plan by constructing a sustainable development that will enhance the quality of life for its current and future residents. The Applicant will retain the necessary consultants to ensure that green building elements are included in the development. The exact green building elements that will support the City's Green Plan will be determined at the site of site plan approval through a Sustainability Statement. Some of these that will be included are described below.

Currently the Property is cleared and void of any natural resources. The Pembroke Pointe PCD master plan identified the Property as a parking field. The proposed landscape plan will provide a dramatic improvement for the natural environment as well as the surrounding built environment. The landscape plan for the development exceeds the City Code requirements for native plant material that will provide food sources needed to attract wildlife such as bees, birds and butterflies. In addition, these native plants and the highly drought tolerant plant materials will conserve water and protect water quality. A walking/exercise trail will be provided along the south and west sides of the property and will connect to the walking trail that is built in the Pembroke Pointe development.

A number of features of the development will help to reduce carbon dioxide levels and improve air quality. Edison Pembroke will create a pedestrian and bike friendly environment to help reduce the number of automobile trips made by residents. The compact foot-print of the building puts all the residents in close walking distance to the adjacent complementary uses. Bicycle parking will be provided to encourage the use of bicycles for recreation and also as an alternative to automobiles for short trips. Residents and employees of Edison Pembroke will have easy access to the City transit shuttle that serves The Shops at Pembroke Gardens and other areas of the City. See **Exhibit F**. Finally,

electric vehicle charging stations will be provided on the Property. All of these elements will help to reduce carbon dioxide levels and improve air quality in the City.

A number of features will be included inside and outside the buildings to promote water conservation. In addition to native and draught tolerant landscape materials which require less irrigation, the irrigation system will include high efficiency spray heads. Low-flow plumbing fixtures will be installed in the units to reduce water usage. The exact list of green building features will be included in a Sustainability Statement for each site plan approval.

## **G. OPERATIONS**

### **1. MAINTENANCE PLAN**

In order to maintain the value of the investment in the Property and ensure that the proposed development is an asset to the City, the Applicant shall provide for ongoing maintenance of the structures, amenities and all common areas in the development including but not limited to, parking, sidewalks, public plazas, landscaping, amenities, walking trail, exercise stations, and building facades. The Applicant shall employ a fulltime on-site maintenance staff to provide for daily routine maintenance including removal of garbage and or debris not placed in appropriate receptacles. In addition the Applicant shall contract with a landscape maintenance company to provide for routine maintenance and replacement of any landscape materials shown in the approved landscape plan. Finally, the Applicant shall maintain and inspect the building façades, amenities and all structures in accordance with industry standards. Any successors in interest to the Applicant shall continue this maintenance plan. Prior to obtaining a building permit for the Property, the Applicant shall enter into a unity control document or other document acceptable to the City that requires the Applicant, its successors and assigns, to maintain all common elements of Edison Pembroke site plan and the Applicant's adjacent property, including but not limited to joint access, shared parking, sidewalks, walking trail, exercise stations and landscaped areas. The landscape maintenance plan is further described in **Exhibit G**.

### **2. TENANT EVALUATION**

All residential applicants will be required to complete a tenant residency application. The on-site management will screen each applicant including a background check, financial credit history, registered sex offender search, landlord background check, and other applicable review prior to accepting a lease agreement. All leases will be for a minimum term of 6 (six) months.

**EXHIBIT A**  
**SURVEY**

EXHIBIT B

# 145<sup>th</sup> Corridor

Location: Pines Blvd & 145<sup>th</sup>

**Retail - +/- 50 Acres**

- Shops at Pembroke Gardens (400,000 sqft)
- Pembroke Centre (40,000 sqft)

**Office - +/- 37 Acres**

- Pembroke Pointe (145,000 sqft)
- The Edison 1 (170,000 sqft)
- The Edison 2 (165,000 sqft) Permitting
- Century Center (12,800) Permitting

**Residential +/- 29 Acres**

- Altis Apt.
- Pembroke Cay Townhomes
- The Edison Residential (Proposed)

**Other +/- 15 Acres**

- Keiser University
- Fairfield Inn Hotel
- Bell South
- The Edison Hotel (Proposed)



The aerial map shows the 145th Corridor bounded by Pines Blvd to the north and Pembroke Road to the south. Interstate 75 is visible on the left. The corridor is divided into several colored zones: a large red zone at the top, a green zone to its right, a yellow zone below the red, a brown zone below the yellow, and a smaller green zone at the bottom. A white arrow points to a specific yellow-colored area labeled 'Subject Property'.

**EXHIBIT C**  
**Conceptual Master Plan and Phasing Plan**

**EXHIBIT D**  
**Conceptual Pedestrian Mobility Plan**

**EXHIBIT E**  
**Conceptual Open Space Plan**

**EXHIBIT F**  
**MASS TRANSIT SERVICES**

## EXHIBIT G

### Landscape Maintenance Plan

#### **I. General Maintenance Requirements and Recommendations:**

The purpose of a plan for the landscape improvements maintenance practices is to allow the plant material on your project to thrive in a safe and vigorous manner while fulfilling their intended purpose and conserving our natural resources. Plantings and all other landscape improvements shall be maintained to avoid potential roadway hazards and to provide required clear visibility, accessibility, clearance, and setbacks as required by Broward County Highway Construction & Engineering Division. The initial portion of the Maintenance Plan describes general maintenance requirements and recommendations. The concluding section provides recommendations prepared by the Registered Landscape Architect of Record specific to the approved plans.

#### **Watering Requirements:**

Watering is a critical concern for not only the maintenance of healthy plant material but also for observing water conservation practices. The amount of water to apply at any one time varies with the weather, drainage conditions and water holding capacity of the soil. For plant materials that have been established, it is imperative that any mandated water restrictions be fully conformed to on county roadways.

Proper watering techniques should provide even and thorough water dispersal to wet the entire root zone, but not saturate the soil or over-spray onto travel lanes.

#### **Irrigation System:**

The system shall provide 100% head to head coverage. The maintaining agency shall ensure there are no roadway overspray or irrigation activities during daytime hours (most notably “rush hour” traffic periods). It is imperative the irrigation controller is properly set to run early enough that the watering process will be entirely completed before high traffic periods, while adhering to mandated water restrictions. To ensure water conservation, the Agency shall monitor the system for water leaks and the rain sensors to ensure they are functioning properly so that the system shuts down when there is sufficient rainfall. Any major leaks or broken heads shall be repaired or replaced immediately after discovery, and all repairs to pipes and valves shall comply with the same material and workmanship requirements in the approved irrigation plans.

#### **Integrated Plant Management:**

An assessment of each planting area’s soil is recommended to periodically determine the nutrient levels needed to sustain healthy, vigorous plant growth.

Palms, shrubs, trees and turf areas shall be fertilized in such a manner and frequency to ensure that the plant material remains healthy and vigorously growing. An all-purpose “Slow Release” fertilizer is highly recommended with the nutrient ratio of “8 – 2 – 12 + 4Mg with micronutrients”, and is to be applied to lawn areas, shrubs, trees, and palms.

The application of fertilizer shall be evenly applied in the spring and fall of each year, at the rate of 1.5 lbs. per 100 square feet of landscape area.

**Mulching:**

Mulch planting beds in such a manner as to prevent weed growth, retain moisture to the plants, protect against soil erosion and nutrient loss, maintain a more uniform soil temperature, and improve the appearance of the planting beds. Avoid mulch mounded up on the trunks of trees, palms, and the base of shrubs to encourage air movement in this area which aids in lowering disease susceptibility. Mulch shall be non-native, grade B or better and maintained at 3 inch thickness, 18 inches in width between the shrubs and turf, and 3 feet in width between the trunk of trees and palms and turf.

**Pruning:**

All pruning, and the associated safety criteria, shall be performed according to American National Standard Institute (ANSI) A300 standards and shall be supervised by an International Society of Arboriculture (ISA) Certified Arborist. Pruning shall be carried out with the health and natural growth of plant materials in mind, to specific pruning heights maintaining clear visibility for motorists, and provide vertical clearance for pedestrian, bicyclist, and truck traffic where applicable. Visibility windows must be maintained free of view obstructions, and all trees and palms must be maintained to prevent potential roadway and pedestrian hazards, all palms are to be kept fruit free. The specific pruning heights are determined by understanding the designer's intent when selecting and placing the plants. The intended mature maintained height and spread of plants are noted on the plans. The understory plant materials selected for use within the restricted planting areas (Limits of Clear Sight) are to be maintained at a height in compliance with *FDOT Design Standards* Index 546; Page 6 of 6, Window Detail.

**Staking and Guying:**

All staking materials, except for replacements, are to be removed by the completion of warranty period or at one year (whichever comes first). The maintaining Agency shall closely monitor staking and guying attachment materials so that they are securely fastened to avoid potential roadway hazards.

**Turf Mowing:**

All grassed areas are to be mowed and trimmed with sufficient frequency to maintain a deep, healthy root system while providing a neat and clean appearance to the urban landscape. All turf efforts, mowing, curb/sidewalk edging and turf condition, must at a minimum, meet *Broward County Construction & Engineering Division standards*.

**Litter Control:**

The project site shall remain as litter free as practicable. It is recommended to recycle this litter to avoid unnecessary waste by its reuse. Litter removal efforts must meet *Broward County Construction & Engineering Division Maintenance standards*.

**Weeding/Herbicide:**

All planting areas shall be maintained as weed free as practicable by enlisting integrated pest management practices in areas specified on the plans and maintaining proper mulch levels. Extreme care is recommended if using a chemical herbicide to avoid overspray onto plant materials. It is the applicator's responsibility to restore any damage, resulting from overspray to the plantings, per the approved plans.

**Plant Replacement:**

Plant replacement shall be the same species and specification as the approved plan. Move and replace all plant materials that may conflict with utility relocations and service. Only plants graded Florida #1 or better, per the *Florida Department of Agriculture and Consumer Services, Grades and Standards for Nursery Plants* are permitted.

**Hardscape (Specialty Surfacing):**

All tree grates and specialty surfacing (if applicable) shall be maintained in such a manner as to prevent any potential tripping hazards and protect damage to the pavers and tree grates. Final surface tolerance from grade elevations shall, at a minimum, meet the most current *Interlocking Concrete Pavement Institute (ICPI), Guide Specifications for Pavers on an Aggregate Base, Section 23 14 13 Interlocking Concrete Pavers, Part 3.05*. If the specialty surfacing or tree grates become damaged, they shall be replaced with the same type and specification as the approved plan.

**II. Specific Project Site Maintenance Requirements and Recommendations:**

Planting beds were designed for ease of maintenance. Most planting beds have masses of only one or two species so that the entire bed requires the same watering, pruning, fertilizing and other maintenance requirements. Groundcover plantings should be pruned to maintain a clean, yet natural effect, with Green Island Ficus and Dwarf Ixora groundcovers maintained at 24". Groundcovers require minimal maintenance in regards to pruning and should be allowed to reach its full potential through its natural growth habit. Bromeliads should be thinned periodically, so that the plants are maintained in their designated planting areas. Trees should be pruned from the base of the trunk upward to maintain a clear trunk of 8.5' minimum and provide a separation between canopy and under plantings. Remove palm fronds periodically which appear to be in decline so that the plants can designate energy to the promotion of new growth. If maintained properly the plantings will flourish and provide a clean and lush effect which will be of great benefit to the area both aesthetically and environmentally.

**EXHIBIT H  
DEVELOPMENT TEAM**

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**Traffic Engineer:**

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**EXHIBIT A**  
**SURVEY**

**LEGAL DESCRIPTION:**

**TRACT ONE**

ALL OF PARCEL A-2, ACCORDING TO THE AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT, AS RECORDED IN INSTRUMENT # 114220888, AMENDING PARCEL 'A' OF 'DUKE PEMBROKE A', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 142-145, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 'A' FOR A DISTANCE OF 493.55 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTH 81°42'35" WEST FROM SAID POINT; THENCE NORTHERLY ALONG SAID ARC HAVING A RADIUS OF 7874.44 FEET AND A CENTRAL ANGLE OF 04°03'13", AN ARC DISTANCE OF 557.11 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 85°14'28" EAST A DISTANCE OF 213.60 FEET; THENCE NORTH 57°53'21" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 85°14'28" EAST A DISTANCE OF 37.67 FEET; THENCE NORTH 04°45'32" EAST A DISTANCE OF 7.07 FEET; THENCE SOUTH 85°14'28" EAST A DISTANCE OF 201.19 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTH 85°54'19" WEST FROM SAID POINT; THENCE SOUTHERLY ALONG SAID ARC HAVING A RADIUS OF 8351.19 FEET AND A CENTRAL ANGLE OF 03°03'15", AN ARC DISTANCE OF 445.16 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 9°29'39" EAST A DISTANCE OF 41.57 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTH 82°24'42" WEST FROM SAID POINT; THENCE SOUTHERLY ALONG SAID ARC HAVING A RADIUS OF 8363.19 FEET AND A CENTRAL ANGLE OF 00° 22' 53", AN ARC DISTANCE OF 55.65 FEET TO THE POINT OF BEGINNING.

**TRACT TWO:**

ALL OF PARCEL 'A', "DUKE PEMBROKE 'B'", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 179, PAGES 100-101, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**TRACT THREE:**

NON-EXCLUSIVE EASEMENT TOGETHER WITH AND FOR THE BENEFIT OF TRACTS ONE AND TWO FOR THE USE OF COMMON AREA, AS DEFINED AND CREATED IN THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PRMBROKE POINT, DATED AS OF FEBRUARY 18, 2009 BY DUKE REALTY LIMITED PARTNERSHIP, RECORDED MARCH 11, 2009 AS CFN #108456173 IN O.R. BOOK 46044, PAGE 248, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

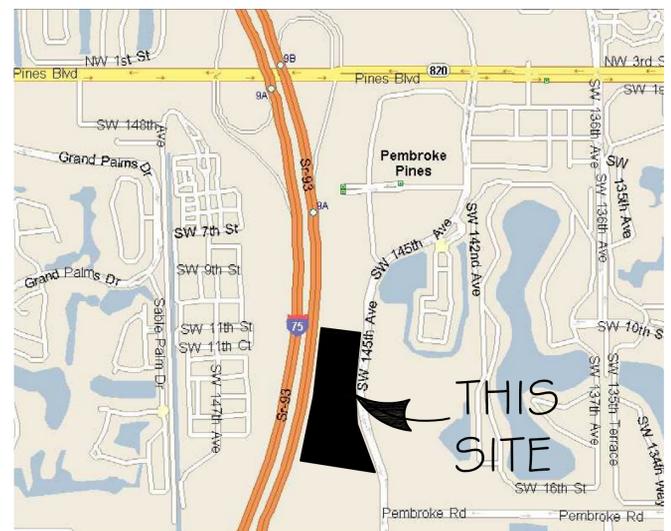
**TRACT FOUR:**

NON-EXCLUSIVE TIE-IN EASEMENT TOGETHER WITH AND FOR THE BENEFIT OF TRACT ONE, AS DEFINED AND GRANTED IN THE TIE-IN EASEMENT AGREEMENT, DATED AS OF MAY 1, 2013, BETWEEN JRA HHF VENTURE LLC AND DUKE REALTY LIMITED PARTNERSHIP, RECORDED MAY 7, 2013, AS CFN # 111517602 IN O.R. BOOK 49770, PAGE 661 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATED IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAIN 24.58 ACRES.

**SURVEY NOTES:**

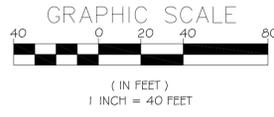
- THE BOUNDARY SURVEY OF THE REAL PROPERTY DEPICTED ON THIS SURVEY REPRESENTS THE PROFESSIONAL OPINION OF THE UNDERSIGNED, BASED ON THE DESCRIPTION ATTACHED HEREON.
- THE USE OF THE WORD "CERTIFY" AS USED HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, REFERENCE # 1062-5317853, DATED JULY 9, 2021
- EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO REFLECT OR REPRESENT THE ABSENCE OR EXISTENCE OF ANY OF THE FOLLOWING, WHICH MAY BE APPLICABLE TO THE PRESENT OF INTENDED USES OF THE SUBJECT PROPERTY: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, ZONING AND OTHER LAND USE REGULATIONS, THE LOCATION OF SUBSURFACE IMPROVEMENTS, STRUCTURES OR UTILITIES, SUBSURFACE WATER FLOW, BOTH ONTO OR FROM THE SITE, ENVIRONMENTALLY REGULATED OR SENSITIVE LANDS, WETLANDS, ROADWAYS OR STREETS, PROPOSED USES, HISTORICALLY SENSITIVE LAND ARCHEOLOGICALLY SENSITIVE LANDS, OR RIGHT OF ACCESS.
- THIS SURVEY CONTAINS PORTIONS OF FLORIDA MASTER SITE FILE-ARCHEOLOGICAL SITE 8BD3163, PEMBROKE CENTER. THE BOUNDARIES AND STATUS OF SITE 8BD3163 ARE REPORTED IN THE CULTURAL RESOURCES ASSESSMENT SURVEY OF THE NORTHERN PORTIONS OF SITE 8BD3163 ON FILE AT THE BROWARD COUNTY PLANNING AND REDEVELOPMENT DIVISION. NOTE: NOT DEPICTED HEREON
- NO WETLAND MARKERS WERE OBSERVED BY THE UNDERSIGNED. NO FIELD DELINEATION OF WETLANDS BY A QUALIFIED SPECIALIST WAS REQUESTED BY THE UNDERSIGNED.
- BENCHMARK REFERENCE - BROWARD COUNTY ENGINEERING DEPT. B.M. #3700
- ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.
- WITH REGARD TO TABLE A, ITEM 11 (REFERENCED IN THE SURVEYOR'S CERTIFICATION): THIS SURVEY REFLECTS OBSERVED EVIDENCE OF UTILITIES. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY AND COMPLETELY DEPICTED.
- FLOOD INSURANCE RATE MAP PANEL 12011C0705 SUFFIX H  
MAP DATE: AUGUST 18, 2014  
CITY OF PEMBROKE PINES, FL COMMUNITY NUMBER 120053  
FLOOD ZONES FOR THIS PROPERTY: AH BASE EL 5  
AH BASE EL 4, AND;  
ZONE X - NO BASE ELEVATION



LEGEND	
	CABLE TV RISER
	TELEPHONE RISER
	ELECTRIC BOX
	BACKFLOW PREVENTOR
	SIAMESE CONNECTION
	BOLLARD
	METAL LIGHT POLE
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	MANHOLE - SEE SURVEY
	CB
	WOOD POWER POLE
	CONCRETE POWER POLE
	ANCHOR/GUY WIRE
	CONCRETE LIGHT POLE
	TRAFFIC SIGN POST
	CLEANOUT
	MAIL BOX
	CHAIN/LINK FENCE
	METAL FENCE
	WOOD FENCE
	PVC FENCE
	CONCRETE WALL
	BURIED TELEPHONE
	BURIED FORCE MAIN
	BURIED WATER LINE
	REUSE WATERLINE
	BURIED CABLE TV
	BURIED ELECTRIC
	BURIED GAS LINE
	OVERHEAD UTILITY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LIMITED ACCESS RIGHT-OF-WAY LINE
	MAST ARM
	CONC.
	O.C.R.B.
	B.C.R.
	TREE
	BUSH
	HEDGE
	PALM
	INST
	R
	D
	A
	B.C.R.

TREE #	SIZE (DIA)	TYPE	TREE #	SIZE (DIA)	TYPE	TREE #	SIZE (DIA)	TYPE	TREE #	SIZE (DIA)	TYPE	TREE #	SIZE (DIA)	TYPE
1	12"	TAMARIND TREE	97	12"	OAK TREE	287	15"	CYPRESS TREE	378	15"	ROYAL PALM	473	12"	BRAZILIAN PEPPERTREE
2	12"	TAMARIND TREE	98	12"	OAK TREE	288	15"	CYPRESS TREE	379	16"	ROYAL PALM	474	10"	BRAZILIAN PEPPERTREE
3	12"	TAMARIND TREE	99	12"	OAK TREE	289	15"	CYPRESS TREE	380	16"	ROYAL PALM	475	18"	BRAZILIAN PEPPERTREE
4	12"	TAMARIND TREE	100	12"	OAK TREE	290	15"	CYPRESS TREE	381	24"	ROYAL PALM	476	20"	BRAZILIAN PEPPERTREE
5	12"	TAMARIND TREE	101	12"	OAK TREE	291	15"	CYPRESS TREE	382	16"	ROYAL PALM	477	18"	BRAZILIAN PEPPERTREE
6	12"	TAMARIND TREE	102	12"	OAK TREE	292	15"	CYPRESS TREE	383	16"	ROYAL PALM	478	15"	BRAZILIAN PEPPERTREE
7	12"	TAMARIND TREE	103	12"	OAK TREE	293	15"	CYPRESS TREE	384	4"	UNKNOWN	479	20"	BRAZILIAN PEPPERTREE
8	12"	TAMARIND TREE	104	12"	OAK TREE	294	15"	CYPRESS TREE	385	12"	ROYAL PALM	480	10"	BRAZILIAN PEPPERTREE
9	12"	TAMARIND TREE	105	12"	OAK TREE	295	15"	CYPRESS TREE	386	4"	UNKNOWN	481	24"	BRAZILIAN PEPPERTREE
10	12"	TAMARIND TREE	106	12"	LIGUSTRUM TREE	296	15"	CYPRESS TREE	387	12"	ROYAL PALM	482	20"	BRAZILIAN PEPPERTREE
11	12"	TAMARIND TREE	107	12"	LIGUSTRUM TREE	297	15"	CYPRESS TREE	388	3"	DEAD	483	20"	BRAZILIAN PEPPERTREE
12	12"	TAMARIND TREE	108	12"	LIGUSTRUM TREE	298	15"	CYPRESS TREE	389	12"	ROYAL PALM	484	18"	BRAZILIAN PEPPERTREE
13	12"	TAMARIND TREE	109	12"	OAK TREE	299	15"	CYPRESS TREE	390	4"	UNKNOWN	485	12"	BRAZILIAN PEPPERTREE
14	12"	TAMARIND TREE	110	12"	LIGUSTRUM TREE	300	15"	CYPRESS TREE	391	5"	UNKNOWN	486	18"	BRAZILIAN PEPPERTREE
15	12"	TAMARIND TREE	111	12"	LIGUSTRUM TREE	301	15"	CYPRESS TREE	392	12"	ROYAL PALM	487	20"	BRAZILIAN PEPPERTREE
16	12"	TAMARIND TREE	112	12"	LIGUSTRUM TREE	302	15"	CYPRESS TREE	393	4"	UNKNOWN	488	20"	BRAZILIAN PEPPERTREE
17	12"	TAMARIND TREE	113	12"	LIGUSTRUM TREE	303	15"	CYPRESS TREE	394	5"	UNKNOWN	489	8"	BRAZILIAN PEPPERTREE
18	12"	TAMARIND TREE	114	12"	LIGUSTRUM TREE	304	15"	CYPRESS TREE	395	12"	ROYAL PALM	490	10"	BRAZILIAN PEPPERTREE
19	12"	TAMARIND TREE	115	12"	OAK TREE	305	15"	CYPRESS TREE	396	8"	OAK	491	15"	BRAZILIAN PEPPERTREE
20	12"	TAMARIND TREE	116	12"	LIGUSTRUM TREE	306	16"	CYPRESS TREE	397	6"	GUMBO LIMBO	492	10"	BRAZILIAN PEPPERTREE
21	12"	BULNESIA TREE	117	12"	LIGUSTRUM TREE	307	16"	CYPRESS TREE	398	10"	ROYAL PALM	493	8"	BRAZILIAN PEPPERTREE
22	12"	BULNESIA TREE	118	12"	LIGUSTRUM TREE	308	16"	CYPRESS TREE	399	8"	GUMBO LIMBO	494	12"	BRAZILIAN PEPPERTREE
23	12"	BULNESIA TREE	119	12"	LIGUSTRUM TREE	309	16"	CYPRESS TREE	400	4"	GUMBO LIMBO	495	15"	BRAZILIAN PEPPERTREE
24	12"	BULNESIA TREE	120	12"	LIGUSTRUM TREE	310	16"	CYPRESS TREE	401	4"	OAK	496	20"	BRAZILIAN PEPPERTREE
25	12"	BULNESIA TREE	121	12"	LIGUSTRUM TREE	311	16"	CYPRESS TREE	402	4"	OAK	497	6"	MELALEUCA TREE
26	12"	BULNESIA TREE	122	12"	LIGUSTRUM TREE	312	16"	CYPRESS TREE	403	10"	ROYAL PALM	498	6"	MELALEUCA TREE
27	12"	BULNESIA TREE	123	12"	LIGUSTRUM TREE	313	16"	CYPRESS TREE	404	4"	ROYAL PALM	499	6"	MELALEUCA TREE
28	12"	BULNESIA TREE	124	12"	LIGUSTRUM TREE	314	16"	CYPRESS TREE	405	8"	GUMBO LIMBO	500	8"	MELALEUCA TREE
29	12"	BULNESIA TREE	125	12"	LIGUSTRUM TREE	315	16"	CYPRESS TREE	406	10"	PARADISE TREE	501	6"	GUMBO LIMBO
30	12"	OAK TREE	126	12"	OAK TREE	316	4"	PARADISE TREE	407	5"	OAK	502	6"	MELALEUCA TREE
31	12"	BULNESIA TREE	127	12"	OAK TREE	317	3"	PIGEON FLM TREE	408	4"	OAK	503	6"	MELALEUCA TREE
32	12"	BULNESIA TREE	128	12"	OAK TREE	318	3"	PIGEON FLM TREE	409	8"	GUMBO LIMBO	504	4"	MELALEUCA TREE
33	12"	BULNESIA TREE	129	12"	OAK TREE	319	3"	WAX PRIVET TREE	410	6"	MELALEUCA TREE	505	4"	MELALEUCA TREE
34	12"	BULNESIA TREE	130	12"	OAK TREE	320	3"	PIGEON FLM TREE	411	6"	GUMBO LIMBO	506	6"	MELALEUCA TREE
35	12"	BULNESIA TREE	131	12"	OAK TREE	321	3"	WAX PRIVET TREE	412	6"	GUMBO LIMBO	507	6"	MELALEUCA TREE
36	12"	BULNESIA TREE	132	12"	OAK TREE	322	3"	WAX PRIVET TREE	413	6"	MELALEUCA TREE	508	6"	MELALEUCA TREE
37	12"	BULNESIA TREE	133	12"	OAK TREE	323	3"	PIGEON FLM TREE	414	8"	OAK	509	4"	MELALEUCA TREE
38	12"	BULNESIA TREE	134	12"	ROYAL PALM	324	3"	WAX PRIVET TREE	415	6"	OAK	510	6"	MELALEUCA TREE
39	12"	GEIGER TREE	135	12"	GEIGER TREE	325	15"	SABAL PALM	416	25"	GUMBO LIMBO	511	16"	MELALEUCA TREE
40	12"	TAMARIND TREE	136	12"	GEIGER TREE	326	15"	SABAL PALM	417	8"	GUMBO LIMBO	512	6"	MELALEUCA TREE
41	12"	TAMARIND TREE	137	12"	ROYAL PALM	327	15"	SABAL PALM	418	8"	GUMBO LIMBO	513	4"	MELALEUCA TREE
42	12"	TAMARIND TREE	138	12"	GEIGER TREE	328	15"	SABAL PALM	419	8"	OAK	514	4"	MELALEUCA TREE
43	12"	GEIGER TREE	139	12"	ROYAL PALM	329	15"	SABAL PALM	420	8"	OAK	515	4"	MELALEUCA TREE
44	12"	TAMARIND TREE	140	12"	OAK TREE	330	15"	SABAL PALM	421	6"	OAK	516	6"	MELALEUCA TREE
45	12"	TAMARIND TREE	141	12"	OAK TREE	331	15"	SABAL PALM	422	10"	GUMBO LIMBO	517	6"	MELALEUCA TREE
46	12"	TAMARIND TREE	142	12"	OAK TREE	332	15"	ROYAL PALM	423	18"	GUMBO LIMBO	518	8"	MELALEUCA TREE
47	12"	TAMARIND TREE	143	12"	OAK TREE	333	15"	SABAL PALM	424	8"	OAK	519	8"	MELALEUCA TREE
48	12"	TAMARIND TREE	144	12"	OAK TREE	334	15"	SABAL PALM	425	8"	OAK	520	6"	MELALEUCA TREE
49	12"	TAMARIND TREE	145	12"	OAK TREE	335	15"	SABAL PALM	426	6"	OAK	521	4"	MELALEUCA TREE
50	12"	TAMARIND TREE	146	12"	GEIGER TREE	336	12"	AFRICAN TULIP	427	4"	GUMBO LIMBO	522	4"	MELALEUCA TREE
51	12"	TAMARIND TREE	147	12"	GEIGER TREE	337	12"	ROYAL PALM	428	8"	GUMBO LIMBO	523	4"	MELALEUCA TREE
52	12"	TAMARIND TREE	148	12"	GEIGER TREE	338	12"	ROYAL PALM	429	8"	GUMBO LIMBO	524	4"	MELALEUCA TREE
53	12"	TAMARIND TREE	149	12"	GEIGER TREE	339	12"	ROYAL PALM	430	6"	OAK	525	8"	MELALEUCA TREE
54	12"	TAMARIND TREE	150	12"	GEIGER TREE	340	12"	AFRICAN TULIP	431	6"	OAK	526	6"	MELALEUCA TREE
55	12"	TAMARIND TREE	151	12"	GEIGER TREE	341	12"	ROYAL PALM	432	10"	GUMBO LIMBO	527	4"	MELALEUCA TREE
56	12"	TAMARIND TREE	152	12"	PARADISE TREE	342	12"	ROYAL PALM	433	10"	GUMBO LIMBO	528	6"	MELALEUCA TREE
57	12"	TAMARIND TREE	153	12"	PARADISE TREE	343	12"	ROYAL PALM	434	8"	GUMBO LIMBO	529	6"	MELALEUCA TREE
58	12"	TAMARIND TREE	154	12"	PARADISE TREE	344	12"	ROYAL PALM	435	2"	AFRICAN TULIP	530	4"	MELALEUCA TREE
59	12"	TAMARIND TREE	155	12"	PARADISE TREE	345	16"	ROYAL PALM	436	6"	AFRICAN TULIP	531	4"	MELALEUCA TREE
60	12"	TAMARIND TREE	156	12"	PIGEON FLM TREE	346	3"	AFR TULIP TREE	437	2"	OAK	532	4"	MELALEUCA TREE
61	16"	ROYAL PALM	157	16"	PIGEON FLM TREE	347	3"	AFR TULIP TREE	438	2"	OAK	533	4"	MELALEUCA TREE
62	16"	ROYAL PALM	158	16"	PIGEON FLM TREE	348	3"	AFR TULIP TREE	439	2"	AFRICAN TULIP	534	6"	MELALEUCA TREE
63	16"	ROYAL PALM	159	16"	PIGEON FLM TREE	349	3"</							





R=7874.44"  
D=04°03'13"  
A=557.11'

CATCH BASIN  
RIM ELEVATION=5.01  
NORTH INVERT (24")=0.33  
SOUTH INVERT(24")=0.50

CATCH BASIN  
RIM ELEVATION=4.89  
NORTH INVERT (24")=0.52  
SOUTH INVERT (24")=0.46

CATCH BASIN  
RIM ELEVATION=5.17  
NORTH INVERT (24")=0.50

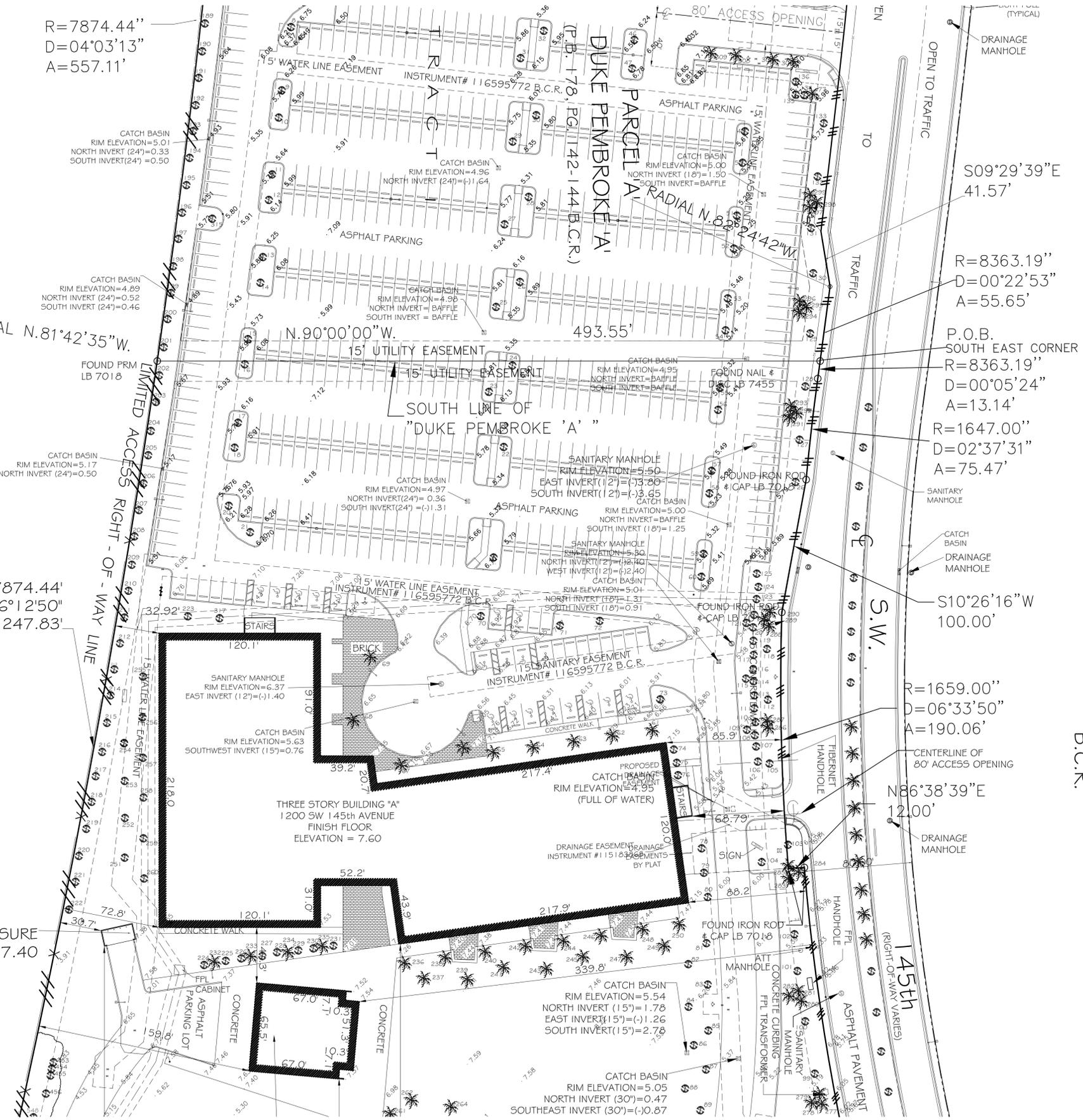
RADIAL N.81°42'35"W.

N.90°00'00"W.

R=7874.44'  
D=06°12'50"  
A=1247.83'

INTERSTATE  
 F.D.O.T. RIGHT OF WAY MAP NO. 86075-2402  
 LATEST REVISION DATE JAN. 10, 1994 (SHEET 1 OF 9)  
 (RIGHT-OF-WAY VARIES)

DUMPSTER ENCLOSURE  
SLAB ELEVATION=7.40



S09°29'39"E  
41.57'

R=8363.19"  
D=00°22'53"  
A=55.65'

P.O.B.  
SOUTH EAST CORNER  
R=8363.19"  
D=00°05'24"  
A=13.14'

R=1647.00"  
D=02°37'31"  
A=75.47'

S10°26'16"W  
100.00'

R=1659.00"  
D=06°33'50"  
A=190.06'

N86°38'39"E  
12.00'

DRAINAGE, FLOWAGE AND STORAGE EASEMENT PER P.B. 176,  
 CONSERVATION EASEMENT PER O.R.B. 42872, PG. 528,  
 B.C.R.

PARCEL 'B'  
 PEMBROKE HARBOR PLAT  
 (P.B. 176, PG. 111-115 B.C.R.)

- NOTES
- THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
  - NORTH ARROW RELATIVE TO EAST ALONG THE NORTH LINE OF PARCEL 'A' 'DUKE PEMBROKE 'B'' PER PLAT.
  - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

REVISION	DATE	BY
UPDATE TREE SURVEY	12-01-21	CM

AS-BUILT SURVEY		
JOB #:RN8692	DATE: 06-14-21	DRAWN BY:CM
SCALE: 1"=40'	SHEET 3 of 4	CHECKED BY: SKS

STEPHEN K. SEELY, FOR THE FIRM  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 4574

**GIBBS LAND SURVEYORS**  
2131 HOLLYWOOD BOULEVARD, SUITE 204  
HOLLYWOOD, FL 33020 (954) 923-7666  
LICENSED BUSINESS NO. 7018

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER



EXHIBIT B

# 145<sup>th</sup> Corridor

Location: Pines Blvd & 145<sup>th</sup>

## Retail - +/- 50 Acres

- Shops at Pembroke Gardens (400,000 sqft)
- Pembroke Centre (40,000 sqft)



## Office - +/- 37 Acres

- Pembroke Pointe (145,000 sqft)
- The Edison 1 (170,000 sqft)
- The Edison 2 (165,000 sqft) Permitting
- Century Center (12,800) Permitting



## Residential +/- 29 Acres

- Altis Apt.
- Pembroke Cay Townhomes
- The Edison Residential (Proposed)



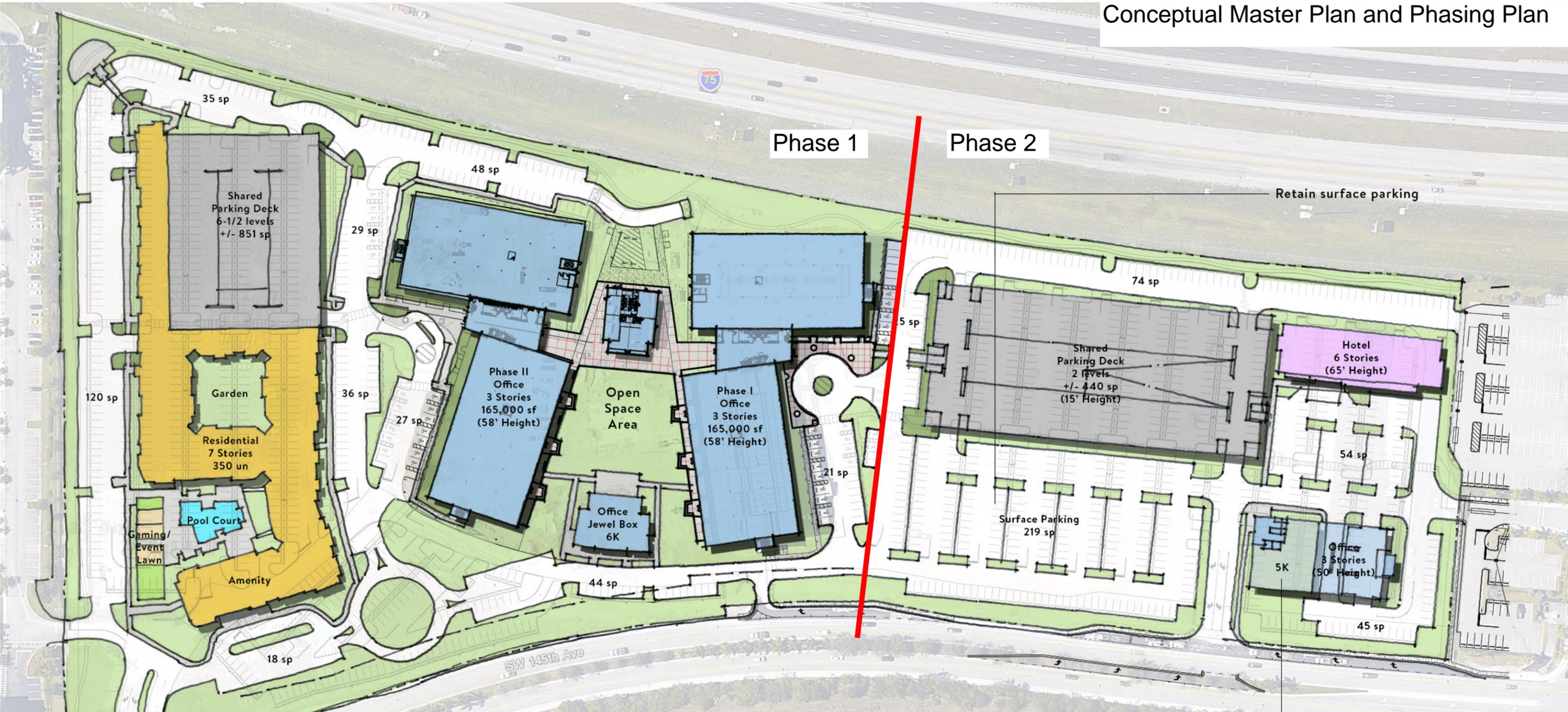
## Other +/- 15 Acres

- Keiser University
- Fairfield Inn Hotel
- Bell South
- The Edison Hotel (Proposed)



**EXHIBIT C**

**Conceptual Master Plan and Phasing Plan**



**Development Summary**

Total Site Area	24.6 acres
Office	330,000 sf
Office Jewel Box	6,000 sf
Loft Office	30,000 sf
Bank Branch	5,000 sf
Hotel	125 rooms
Residential Units	350 units

3 story building with 2 levels of loft office over bank branch and drive-thru on first level - 30,000 sf

**EXHIBIT D**

**Conceptual Pedestrian Mobility Plan**

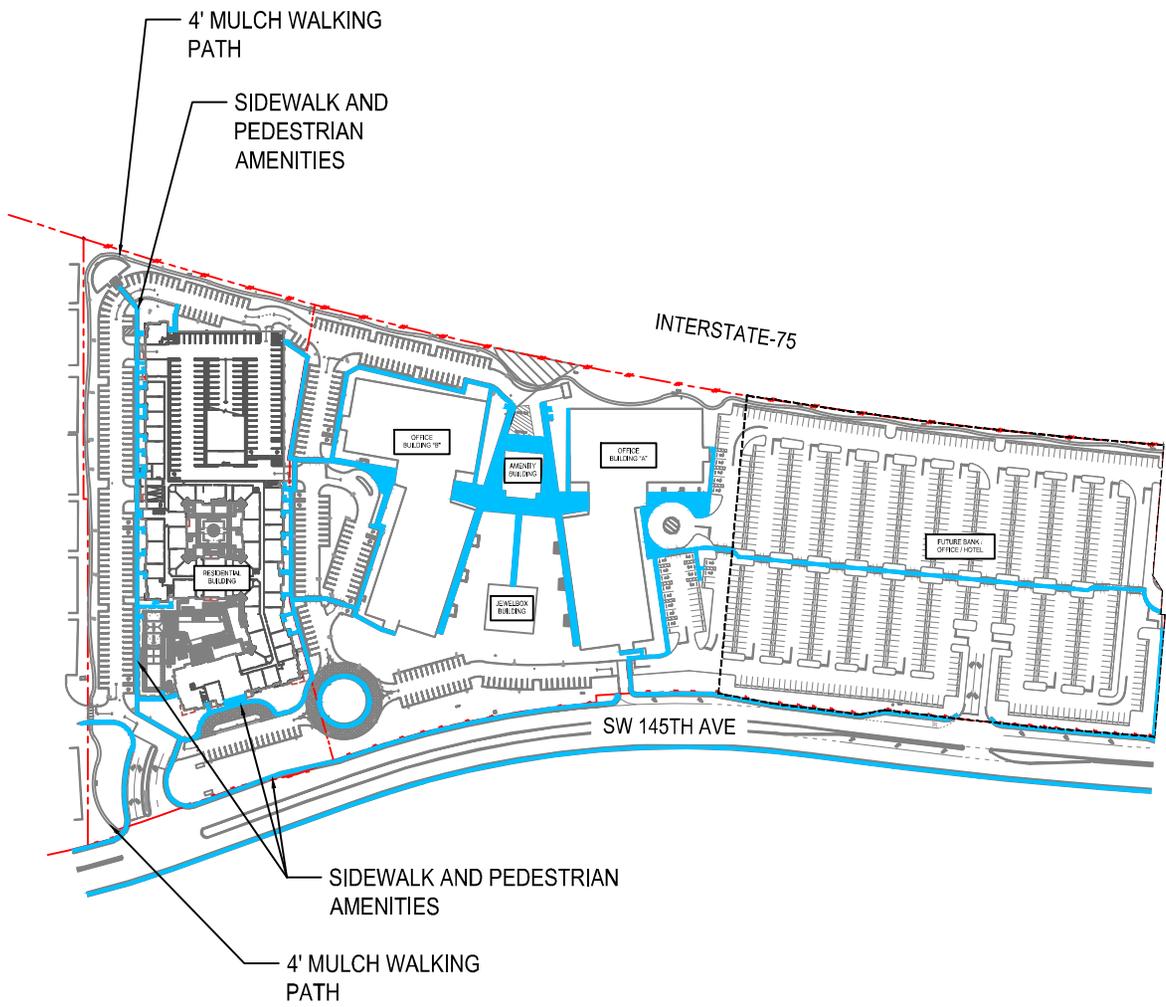
#	DATE	REVISIONS

CONCEPTUAL PEDESTRIAN MOBILITY PLAN

THE EDISON PEMBROKE PINES  
PEMBROKE PINES, FL 33027

**Botek Thurlow  
Engineering, Inc.**  
3409 NW 9th Avenue, Suite 1102, Ft. Lauderdale, FL 33309  
www.botekthurlow-eng.com p: 954-568-0888 f: 954-568-0757  
Fl. Certificate of Authorization # 26787

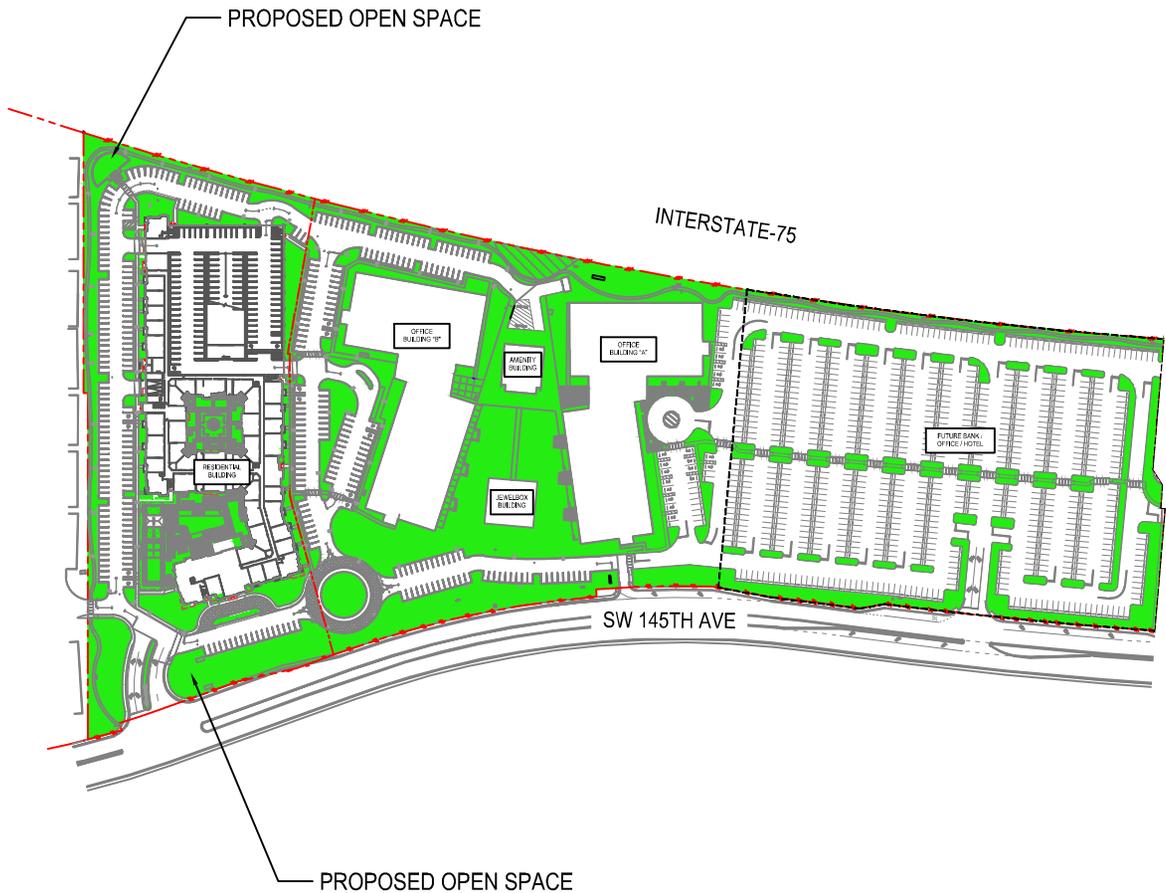
BTE PROJECT #  
16-1204.03



NOT TO SCALE

**EXHIBIT E**  
**Conceptual Open Space Plan**

Required Open Space: 10% of area of the MXD  
 Open Space Provided: 30% of area of the MXD



BTE REF DATE: 12.8.21	
#	DATE

**OPEN SPACE PLAN**

**THE EDISON PEMBROKE PINES**  
 PEMBROKE PINES, FL 33027

**Botek Thurlow Engineering, Inc.**  
 3409 NW 9th Avenue, Suite 1102, Ft. Lauderdale, FL 33309  
 www.botekthurlow-eng.com p: 954-568-0888 f: 954-568-0757  
 FL Certificate of Authorization # 26787

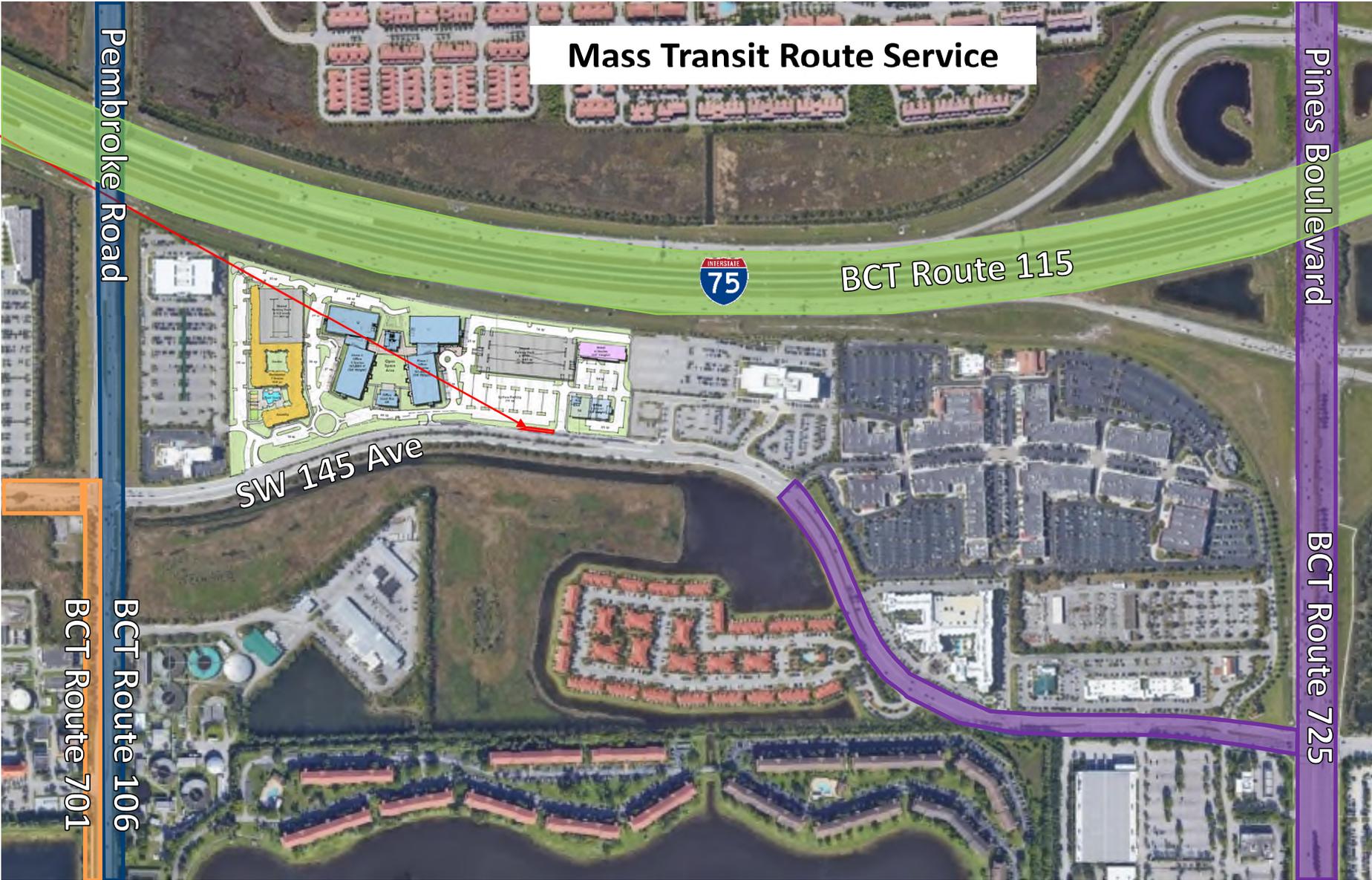
BTE PROJECT #  
 16-1204.03



NOT TO SCALE

**EXHIBIT F**  
**MASS TRANSIT SERVICES**

# Mass Transit Route Service



BCT Route 115

Pines Boulevard

BCT Route 725

Pembroke Road

SW 145 Ave

BCT Route 701

BCT Route 106

Existing Bus Stop

BCT Route 106

BCT Route 115  
(75 Express)

Pembroke Pines  
Gold West  
Community  
Shuttle -  
BCR Route 725

Miramar Orange  
Community  
Shuttle  
BCR Route 701

## EXHIBIT G

### Landscape Maintenance Plan

#### **I. General Maintenance Requirements and Recommendations:**

The purpose of a plan for the landscape improvements maintenance practices is to allow the plant material on your project to thrive in a safe and vigorous manner while fulfilling their intended purpose and conserving our natural resources. Plantings and all other landscape improvements shall be maintained to avoid potential roadway hazards and to provide required clear visibility, accessibility, clearance, and setbacks as required by Broward County Highway Construction & Engineering Division. The initial portion of the Maintenance Plan describes general maintenance requirements and recommendations. The concluding section provides recommendations prepared by the Registered Landscape Architect of Record specific to the approved plans.

#### **Watering Requirements:**

Watering is a critical concern for not only the maintenance of healthy plant material but also for observing water conservation practices. The amount of water to apply at any one time varies with the weather, drainage conditions and water holding capacity of the soil. For plant materials that have been established, it is imperative that any mandated water restrictions be fully conformed to on county roadways.

Proper watering techniques should provide even and thorough water dispersal to wet the entire root zone, but not saturate the soil or over-spray onto travel lanes.

#### **Irrigation System:**

The system shall provide 100% head to head coverage. The maintaining agency shall ensure there are no roadway overspray or irrigation activities during daytime hours (most notably “rush hour” traffic periods). It is imperative the irrigation controller is properly set to run early enough that the watering process will be entirely completed before high traffic periods, while adhering to mandated water restrictions. To ensure water conservation, the Agency shall monitor the system for water leaks and the rain sensors to ensure they are functioning properly so that the system shuts down when there is sufficient rainfall. Any major leaks or broken heads shall be repaired or replaced immediately after discovery, and all repairs to pipes and valves shall comply with the same material and workmanship requirements in the approved irrigation plans.

#### **Integrated Plant Management:**

An assessment of each planting area’s soil is recommended to periodically determine the nutrient levels needed to sustain healthy, vigorous plant growth.

Palms, shrubs, trees and turf areas shall be fertilized in such a manner and frequency to ensure that the plant material remains healthy and vigorously growing. An all-purpose “Slow Release” fertilizer is highly recommended with the nutrient ratio of “8 – 2 – 12 + 4Mg with micronutrients”, and is to be applied to lawn areas, shrubs, trees, and palms.

The application of fertilizer shall be evenly applied in the spring and fall of each year, at the rate of 1.5 lbs. per 100 square feet of landscape area.

**Mulching:**

Mulch planting beds in such a manner as to prevent weed growth, retain moisture to the plants, protect against soil erosion and nutrient loss, maintain a more uniform soil temperature, and improve the appearance of the planting beds. Avoid mulch mounded up on the trunks of trees, palms, and the base of shrubs to encourage air movement in this area which aids in lowering disease susceptibility. Mulch shall be non-native, grade B or better and maintained at 3 inch thickness, 18 inches in width between the shrubs and turf, and 3 feet in width between the trunk of trees and palms and turf.

**Pruning:**

All pruning, and the associated safety criteria, shall be performed according to American National Standard Institute (ANSI) A300 standards and shall be supervised by an International Society of Arboriculture (ISA) Certified Arborist. Pruning shall be carried out with the health and natural growth of plant materials in mind, to specific pruning heights maintaining clear visibility for motorists, and provide vertical clearance for pedestrian, bicyclist, and truck traffic where applicable. Visibility windows must be maintained free of view obstructions, and all trees and palms must be maintained to prevent potential roadway and pedestrian hazards, all palms are to be kept fruit free. The specific pruning heights are determined by understanding the designer's intent when selecting and placing the plants. The intended mature maintained height and spread of plants are noted on the plans. The understory plant materials selected for use within the restricted planting areas (Limits of Clear Sight) are to be maintained at a height in compliance with *FDOT Design Standards* Index 546; Page 6 of 6, Window Detail.

**Staking and Guying:**

All staking materials, except for replacements, are to be removed by the completion of warranty period or at one year (whichever comes first). The maintaining Agency shall closely monitor staking and guying attachment materials so that they are securely fastened to avoid potential roadway hazards.

**Turf Mowing:**

All grassed areas are to be mowed and trimmed with sufficient frequency to maintain a deep, healthy root system while providing a neat and clean appearance to the urban landscape. All turf efforts, mowing, curb/sidewalk edging and turf condition, must at a minimum, meet *Broward County Construction & Engineering Division standards*.

**Litter Control:**

The project site shall remain as litter free as practicable. It is recommended to recycle this litter to avoid unnecessary waste by its reuse. Litter removal efforts must meet *Broward County Construction & Engineering Division Maintenance standards*.

**Weeding/Herbicide:**

All planting areas shall be maintained as weed free as practicable by enlisting integrated pest management practices in areas specified on the plans and maintaining proper mulch levels. Extreme care is recommended if using a chemical herbicide to avoid overspray onto plant materials. It is the applicator's responsibility to restore any damage, resulting from overspray to the plantings, per the approved plans.

**Plant Replacement:**

Plant replacement shall be the same species and specification as the approved plan. Move and replace all plant materials that may conflict with utility relocations and service. Only plants graded Florida #1 or better, per the *Florida Department of Agriculture and Consumer Services, Grades and Standards for Nursery Plants* are permitted.

**Hardscape (Specialty Surfacing):**

All tree grates and specialty surfacing (if applicable) shall be maintained in such a manner as to prevent any potential tripping hazards and protect damage to the pavers and tree grates. Final surface tolerance from grade elevations shall, at a minimum, meet the most current *Interlocking Concrete Pavement Institute (ICPI), Guide Specifications for Pavers on an Aggregate Base, Section 23 14 13 Interlocking Concrete Pavers, Part 3.05*. If the specialty surfacing or tree grates become damaged, they shall be replaced with the same type and specification as the approved plan.

**II. Specific Project Site Maintenance Requirements and Recommendations:**

Planting beds were designed for ease of maintenance. Most planting beds have masses of only one or two species so that the entire bed requires the same watering, pruning, fertilizing and other maintenance requirements. Groundcover plantings should be pruned to maintain a clean, yet natural effect, with Green Island Ficus and Dwarf Ixora groundcovers maintained at 24". Groundcovers require minimal maintenance in regards to pruning and should be allowed to reach its full potential through its natural growth habit. Bromeliads should be thinned periodically, so that the plants are maintained in their designated planting areas. Trees should be pruned from the base of the trunk upward to maintain a clear trunk of 8.5' minimum and provide a separation between canopy and under plantings. Remove palm fronds periodically which appear to be in decline so that the plants can designate energy to the promotion of new growth. If maintained properly the plantings will flourish and provide a clean and lush effect which will be of great benefit to the area both aesthetically and environmentally.

**EXHIBIT H  
DEVELOPMENT TEAM**

**Applicant/Developer:**

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**Civil Engineer:**

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**Landscape Architect:**

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**Planner:**

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**Traffic Engineer:**

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