



City of Pembroke Pines

Planning and Economic Development Department

Unified Development Application

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

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

Pre Application Meeting Date: _____

Plans for DRC _____ Planner: _____

Indicate the type of application you are applying for:

- | | |
|---|---|
| <input type="checkbox"/> Appeal* | <input type="checkbox"/> Sign Plan |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input checked="" type="checkbox"/> Site Plan* |
| <input checked="" type="checkbox"/> Delegation Request (Duke Pembroke B Plat) | <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 checked="" type="checkbox"/> Zoning Change (Map or PUD)* (MXD) |
| <input type="checkbox"/> Land Use Plan Map Amendment* | <input type="checkbox"/> Zoning Change (Text) |
| <input type="checkbox"/> Miscellaneous | <input type="checkbox"/> Zoning Exception* |
| <input type="checkbox"/> Plat* | <input type="checkbox"/> Deed Restriction |

INSTRUCTIONS:

1. All questions must be completed on this application. If not applicable, mark *N/A*.
2. Include all submittal requirements / attachments with this application.
3. All applicable fees are due when the application is submitted (Fees adjusted annually).
4. Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
5. All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
6. Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
7. The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
8. Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: _____ Project #: PRJ 20____ - ____ Application #: _____

Date Submitted: ____/____/____ Posted Signs Required: (____) Fees: \$_____

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: Pembroke Parcel 2 Owner LLC and Pembroke 145 Office LLC

Owner's Address: 1776 Peachtree Street NW Ste 100, Atlanta, GA 30309-2306

Owner's Email Address: twakefield@tpa-grp.com

Owner's Phone: (770) 436-6016

Owner's Fax: N/A

Agent: Greenspoon Marder LLP

Contact Person: Dennis Mele, Esq. cc: Cynthia.Pasch

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

Agent's Email Address: Dennis.Mele@gmlaw.com cc: Cynthia.Pasch@gmlaw.com

Agent's Phone: (954) 527-2409

Agent's Fax: (954) 333-4266

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

Zoning: PCD

Land Use / Density: Office Park

Use: Vacant/office

Plat Name: Duke Pembroke B 179-100
Duke Pembroke A 178-142

Plat Restrictive Note: _____

Please see attached.

PROPOSED

Zoning: MXD

Land Use / Density: Office Park
Irregular (46.1) Residential (Proposed)

Use: 350 Multifamily Residential Units, office, hotel and bank

Plat Name: Duke Pembroke B 179-100
Duke Pembroke A 178-142

Plat Restrictive Note: _____

Please see attached.

ADJACENT ZONING

North: PCD

South: B-2

East: R-4

West: PUD

ADJACENT LAND USE PLAN

North: Office Park

South: Commercial

East: Commercial

West: Low-Medium (5-10 du/acre)

-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:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☐ City and County Amendment

Existing City Land Use: _____

Requested City Land Use: _____

Existing County Land Use: _____

Requested County Land Use: _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

The applicant is proposing a rezoning from PCD to MXD, a plat note amendment to the Duke Pembroke B Plat, and a plat note amendment to a portion of the Duke Pembroke A Plat, and a site plan for the proposed development.

These applications are consistent with a land use plan amendment to change the City's land use designation of a portion of the property from Office Park to Irregular (46.1) Residential that is currently under review.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no text or other markings on the paper.