



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

Adoption date: August 3, 2005

Revised: ~~May 11~~ July 26, 2018

Formatted: EasyID

32513.0011
GM 27126120:632513.0011
GM 27126120:6

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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

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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 homeowners. 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. 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 and Community Commercial 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. If a conflict arises between the Urban Village and Community Commercial District Guidelines ("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.

~~All sales trailers and model traps shall be reviewed by the City of Pembroke Pines.~~

Section 2: DEFINITIONS

Refer to the City of Pembroke Pines, Subdivision Code, Division II, Section 154.02 Definitions and Zoning Code Section 155.006 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 24. 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 Regulations.

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
<u>Industrial</u>	<u>80,000 square feet</u>
Hotel	350 rooms
Recreation and Open Space	2.5 acres minimum (See Exhibit <u>23</u>)

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.

~~A Conceptual Master Plan for City Center as proposed at this time is provided as Exhibit 3.~~

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:

- 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.

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 Chapter 155.245 (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 Sec. 155.113 Townhouse (TH-12) District unless otherwise specified herein.

Maximum building height shall be 50 feet.

2. Multi-family:

Multi-family units shall comply with Sec. 155.115 Apartment (R-4) District and Sec. 155.119 Multi-Family Project Development Standards unless otherwise specified herein.

Maximum building height shall be 85 feet.

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

H. Retail and Office

Retail, commercial and office uses shall comply with Sec. 155.149 General Business (B-3) District unless otherwise specified herein.

Maximum building height shall be 85 feet.

I. Hotel

Hotel uses shall comply with Sec. 155.149 General Business (B-3) District unless otherwise specified herein.

J. Light Industrial

The only light industrial use permitted in City Center is a self-storage facility (mini-warehouse) which shall comply with Sec. 155.149150 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 32 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 Chapter 153 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. 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 Sec. 155.256 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

Table 1: Development Area and Intensity

Development Area Overall	Density/Intensity
Residential, Recreation / Open Space, Residential garage	365 Units

2. Intensity and Dimensional Standards

Table 2: Intensity and Dimensional Standards	
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

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

4. Setbacks and Bufferyards

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

Table 5: Parking	
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

Table 6: Site Specific Development Standards		
Type	Description	Standard
Signage	Announcing Sign/Mounted Signs	See Exhibit 54.
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

Table 7: Development Area and Intensity

Development Plan	Density/Intensity
Residential, Recreational / Open Space	392 Units

2. Intensity and Dimensional Standards

Table 8: Intensity and Dimensional Standards	
Project area (acres), minimum	11 acres
Max dwelling units	392 units
Building Coverage, max. total lot area	30% ⁽¹⁾
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% ⁽²⁾
Sidewalks, minimum (ft. wide)	5 ft.
Height	50 ft.
Vehicular Use Area	45% ⁽³⁾
<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

Table 9: Setbacks and Bufferyards	
Minimum building setbacks from development parcel boundary ⁽¹⁾	North - 20'
	South - 10'
	East - 10'
	West - 10'
	Between buildings - 10'
Minimum Perimeter Landscape Buffers on Development Parcel	North - 23'
	South - 10', including lake maintenance easement. (Sod only).
	East - 13'
	West - 12'
	Between Buildings - 15'

⁽¹⁾ 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.

Table 10: Parking	
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'
Parking Garage	Compact parking space: 8' X 17' with a 2' overhang
	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

Table 11: Site Specific Development Standards		
Type	Description	Standard
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)	Provided for some units to enhance elevations
	Balconies (on upper levels)	
Parking/storage	Boat	Not allowed

Section 9: COMMUNITY COMMERCIAL DISTRICT GUIDELINES

A. Intent

The Community Commercial District ("CC District") shall be applied to areas designated for commercial, office, entertainment uses on the Pembroke Pines City Center block plan. 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 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. Exhibit 2 identifies the blocks that are governed by the Community Commercial District Guidelines.

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

Table 12: Development Area and Intensity	
Development Parcel	Density/Intensity
Community Commercial District	358,000 sq. ft. commercial ¹ 120,000 sq. ft. office 80,000 sq. ft. self-storage 350 hotel rooms

Up to 4540,000 square feet of commercial may be used for self-storage.

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2. Intensity and Dimensional Standards

Table 13: Intensity and Dimensional Standards	
Project area (acres), minimum	5 acres
Building Coverage, max. total lot area (%)	45 %

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 outdoor dining shall be allowed within the required setbacks.

- 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. 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 and along all perimeters except along Pines Boulevard and Palm Avenue where the setback shall be 30'. Perimeter landscape buffers shall be 10' except along the west side 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.

5. Parking

~~All commercial, office, entertainment, restaurant and outdoor dining areas shall provide parking at a ratio of 4.5 spaces/1,000 square foot. 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.

Table 14: Parking	
Retail/Commercial	4.5 spaces/1,000 square feet, unless the proposed use is listed below
<u>Hotel</u>	<u>1.0 spaces/hotel unit</u>
<u>Self-storage</u>	<u>1 space/10,000 square feet</u>
<u>Service station with convenience store</u>	<u>3.5/1,000 square feet</u>
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'

6. Roadway Standards

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

7. 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.

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

9. Self-Storage (mini-warehouse)

Development standards for self-storage (mini-warehouse) facilities contained in Section 155.150 are superseded by the standards contained herein. The gross floor area of any self-storage facility shall not exceed 80,000 square feet.

10. Service Stations

Development standards for service stations contained in Section 155.149(9) are superseded by the standards contained herein. No gasoline pumps shall be located closer than 300 feet to any residential uses outside the boundary of the MXD. Bollards similarly to those reflected in Exhibit 6 may be utilized in lieu of wheel stops in order to provide for additional safety protection for pedestrians and property. Provided that ramps up from the parking surface to the finish floor is provided, bollards may be utilized in place of a 6" concrete curb. To ensure with this condition pedestrians and diners are protected, a concrete filled steel pipe bollard shall be centered at the end of each parking space. The exact bollard detail will be approved with the final site plan approval. In addition to this planters shall be used to define any seating areas.

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.

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EXHIBIT 2

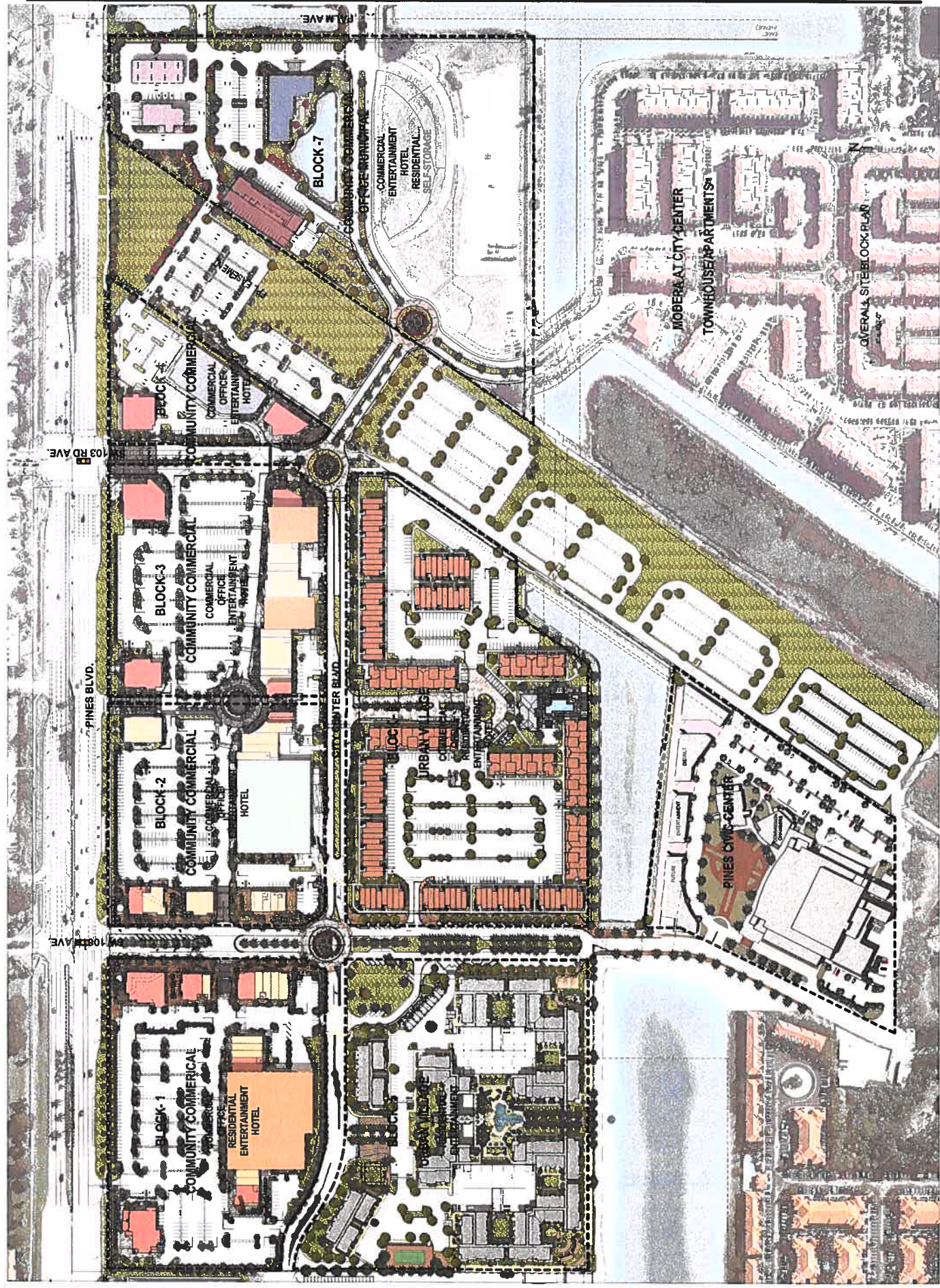


EXHIBIT 3

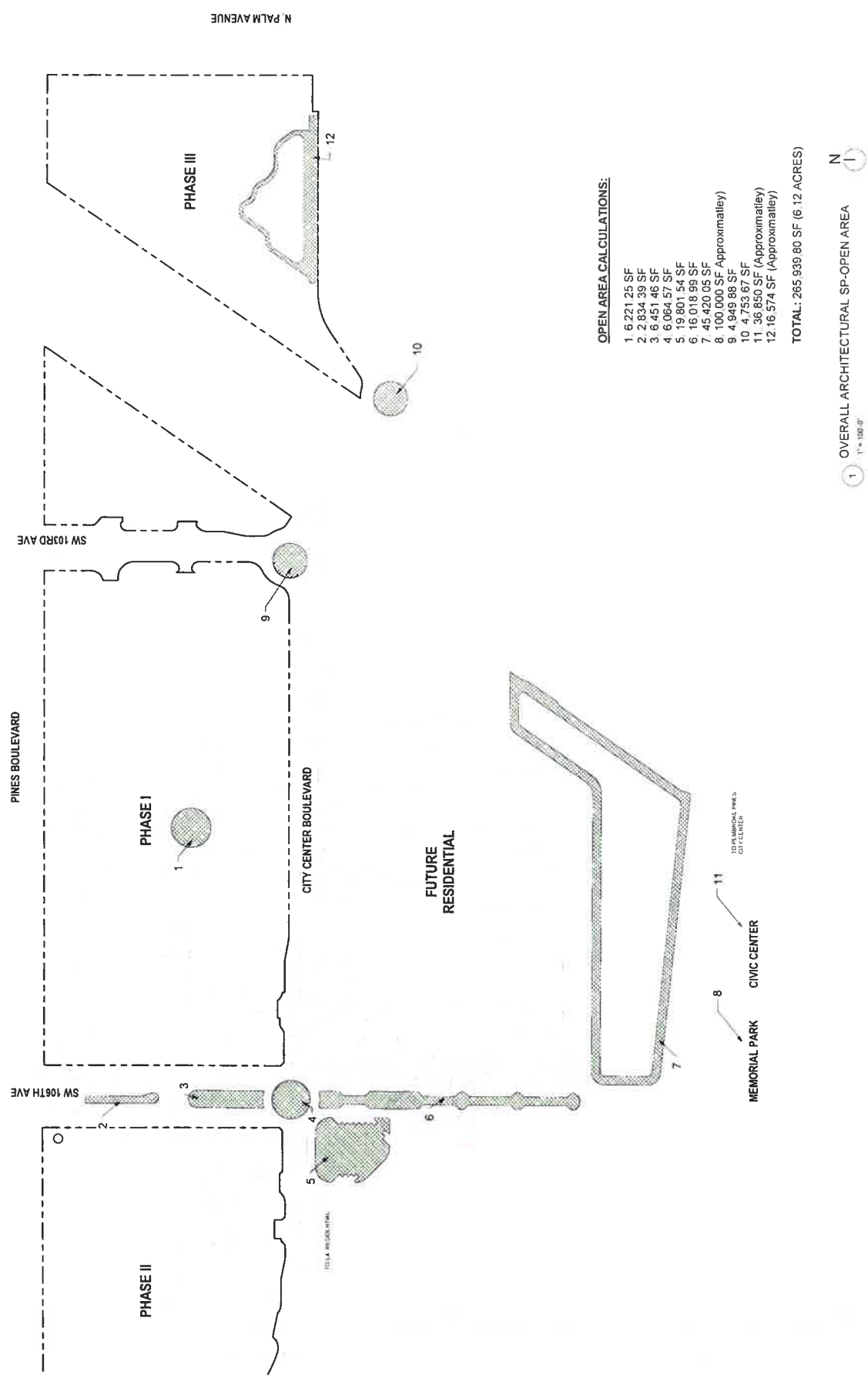
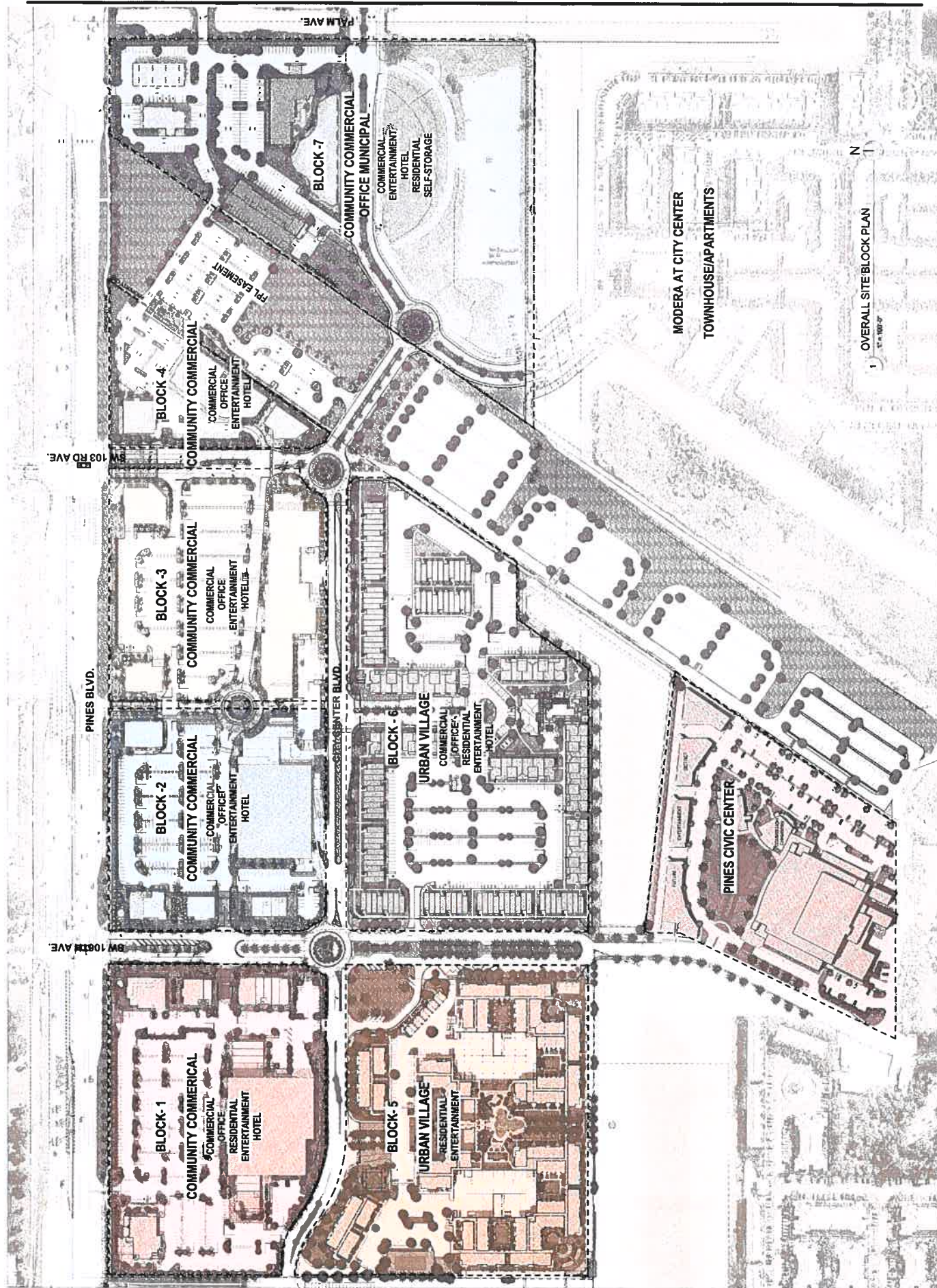
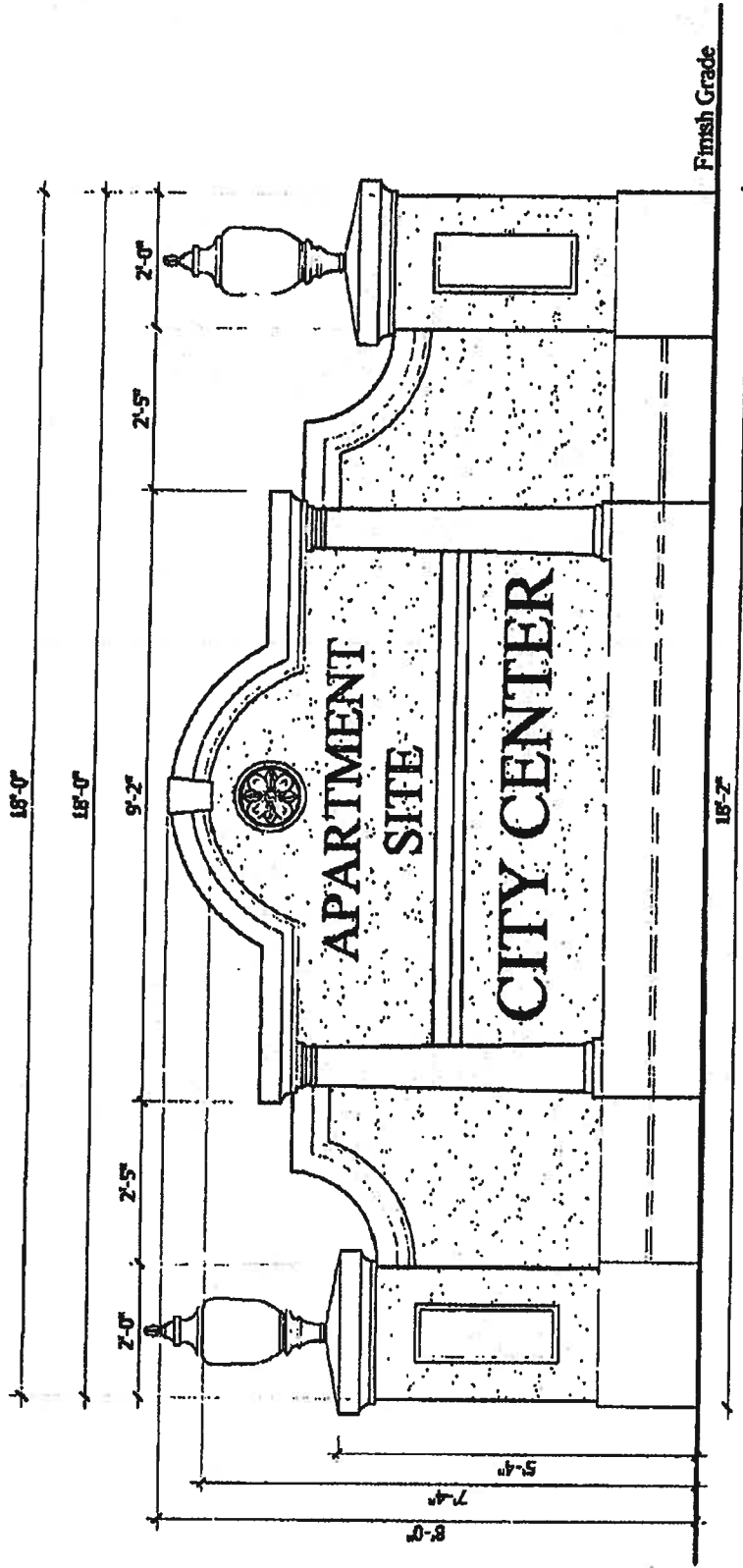


EXHIBIT 4



*Pembroke Pines City Center
Design Guidelines*

EXHIBIT 5



Monument Sign Elevation

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

This instrument prepared by, or under the supervision of (and after recording, return to):

Steven E. Goldman, Esq.
Greenberg Traurig, 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

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 on 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. Severability: 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

hereto, arising out of or relating to this Agreement or the breach thereof, the prevailing part shall be awarded reasonable expenses, attorneys' 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 NUMBER 56-02-137-6900246 AND NOT
INDIVIDUALLY AND NO PERSONAL JUDGMENT OR
DECREE 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: _____

GRANTEE:

**[RELATED DEVELOPMENT, LLC, a Florida
limited liability company]**

By: _____

Name: _____

Title: _____

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

On the ____ day of _____ in the year 2013, before me, the undersigned, personally
appeared _____, as the _____ of [RELATED
DEVELOPMENT, LLC, a Florida limited liability company]. 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)

MTA 102,003,221v3 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 $01^{\circ}32'12''$ 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 114.99 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 21.25 feet, through a central angle of $10^{\circ}05'29''$, an arc distance of 3.74 feet to a point of tangency;

THENCE South $47^{\circ}09'07''$ East, a distance of 28.68 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 208.86 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;

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 $47^{\circ}08'51''$ 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 $44^{\circ}56'55''$, an arc distance of 51.38 feet to a point of tangency;

THENCE North $87^{\circ}54'14''$ 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 $89^{\circ}56'55''$, 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 6.27 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 Westarly 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.



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

6381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

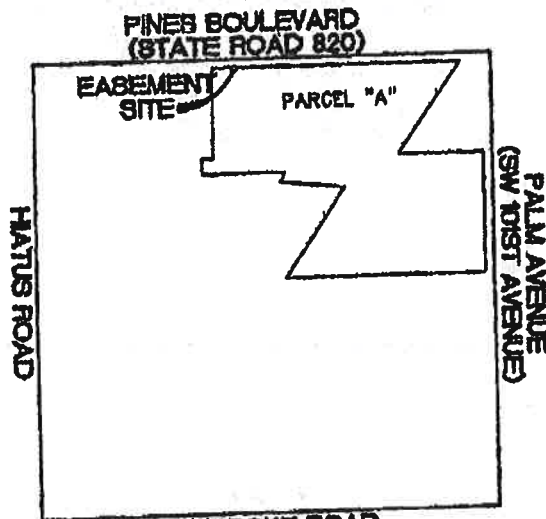


LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "PEMBROKE PINES CITY CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGES 88 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°49'48" EAST ALONG THE NORTH LINE OF SAID PARCEL "A" ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF PINES BOULEVARD (STATE ROAD 820) FOR 255.84 FEET; THENCE SOUTH 02°10'12" EAST 3.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°49'48" 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°49'48" 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.



LOCATION MAP
NOT TO SCALE

FILE: PRH INVESTMENTS, LLC

SCALE: N/A

ORDER NO: 55624B

DATE: 1-15-13

MONUMENT SIGN EASEMENT

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: CITY CENTER SITE

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS8138

EXHIBIT C

(Signage Easement Area)

EXHIBIT 6

BEAMER

ARCHITECTURAL PARTNERSHIP

8150 GRAND AVENUE, SUITE 400
CORONET GROVE, FL 33133
E-mail: beamer@beamers.com
Florida Corp AAA0002564
PH: 305-464-7101 FX: 305-464-5803



20755 HAYSHIRE DRIVE
CORONET GROVE, FL 33133
Contact: Adam Adler
305-772-3050
adam@terraadgroup.com

DATE: 11.13

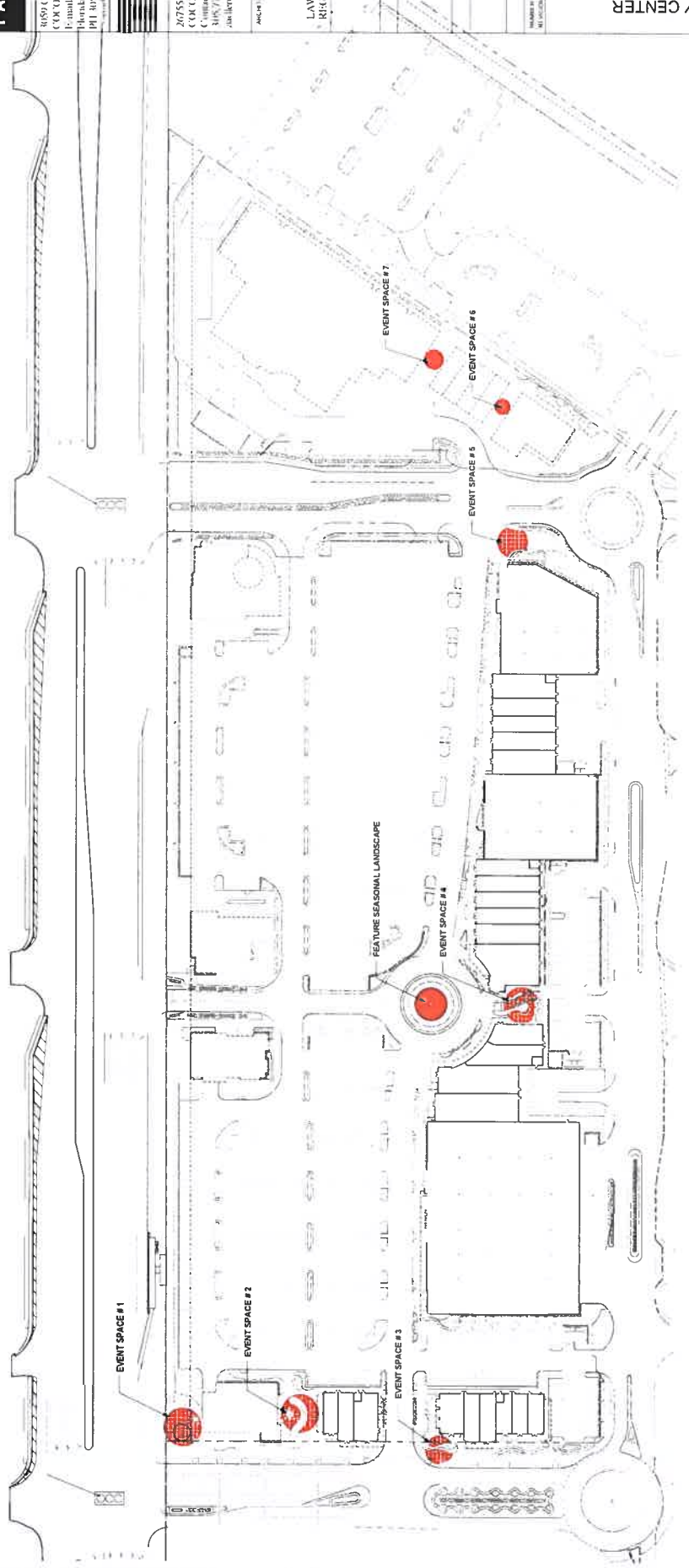
LAWRENCE BEAMER, R.A.
REGISTRATION #8871

CITY CENTER
Pembroke Pines
Intersection of SW
106th Ave and Pines
Boulevard

W. HANCOCK ST
S.W. 106th Ave
Pembroke Pines, FL 33133

EXHIBIT 03 -
EVENT LOCATION

DATE: 11.13
15001 00
A7.05



ARCHITECTURAL SITE PLAN - EVENT
LOCATION EXHIBIT
1" = 60'-0"

EXHIBIT 7

