



**UNITED STATES POSTAL SERVICE
DISTRIBUTION FACILITY
(AKA: PINES VILLAGE MARKET)
MIXED-USE DEVELOPMENT (MXD)
ZONING DISTRICT
DESIGN GUIDELINES**

Submittal Date: April 2016

Revised September 2016

[Revised October 2020](#)

~~CITY COMMISSION SET~~ PINES VILLAGE MARKET MXD

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PINES VILLAGE MARKET MXD

EXHIBITS

- 1 Recorded Plat
- 2 Block Plan
- 3 Conceptual Master Plan

ADOPTION REFERENCES

DATE	RESOLUTION/ORDINANCE NO.
00/00/16	Original — Ord. 16XX <u>11/14/16</u>
	<u>Ordinance 1863</u>

Section 1: INTRODUCTION

The property that is the subject of this rezoning is located at the southeast corner of Pines Boulevard and SW 160 Avenue in the City of Pembroke Pines ("City") and is legally described as the United States Postal Service Plat ("Subject Property"). The total acreage of the subject property is approximately 27+/- acres. See **Exhibit 1**. The ~~Terra Group is the contract purchaser of the Subject Property and~~ Applicant is requesting a rezoning to MXD in order to facilitate a master planned, mixed-use development that will be comprised of residential and commercial uses.

Section 2: INTENT

The intent of these MXD Design Guidelines ("Design Guidelines") is to establish and define the basic development standards and community appearance guidelines that must be implemented throughout the development. The proposed development will be completed in two phases. As development plans are finalized for specific parcels, district guidelines may be added to address those plans.

The primary purpose of these Design Guidelines is to create the standards that will be utilized for the residential and non-residential areas as generally shown on the Block Plan attached as **Exhibit 2**. The specific distribution and intensity of uses will be determined during the site plan approval process. One of the primary goals of these Design Guidelines is to create a mixed use development that focuses on a pedestrian-friendly environment that encourages walking between buildings and uses.

These Design Guidelines are not intended to serve as a summary of all documents affecting the development. Prior to purchase of land or preparation of improvement plans, all matters of title, governmental codes, zoning and other regulations affecting the Subject Property 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 of Ordinances ("City 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.

All references to City or County Codes shall also include any amendments made to those codes from time to time but shall not apply retroactively to development that occurred prior to the amendment.

Section 3: DEFINITIONS

Refer to the City Code, Section 154.02 Definitions and Section 155.006 Definitions except as revised herein.

Section 4: MODIFICATIONS

Modifications to the parcel boundaries as shown in the Block Plan shall be subject to the City of Pembroke Pines site plan approval process.

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

Section 5: DEVELOPMENT PLAN

The Development Plan will be implemented in two (2) phases. Phase 1 is the initial 10-acre commercial development and is depicted as Block 1 on **Exhibit 2**. Phase 1 uses provided below are allowed as of the effective date of the MXD rezoning, subject to site plan approval. Phase 2 is the balance of the commercial uses and the residential component of the development. Phase 2 commercial uses are depicted as Blocks 2, 3 and 4. The residential component is depicted as Block 5. ~~A land use plan amendment is in progress that will provide for all the Phase 2 uses. This land use plan amendment is expected to be finalized in Spring 2017. Phase 2 uses may only be permitted after the effective date of this land use plan amendment, subject to site plan approval.~~ This rezoning includes the allocation of 45 flexibility units.

MAXIMUM DEVELOPMENT INTENSITIES	
Phase 1	115,000 sq. ft. commercial Block 1
Phase 2	20,000 sq. ft. commercial – Blocks 2, 3 and 4 125 single family <u>170 townhouse</u> units – Block 5

For permitted and prohibited uses on Blocks 1-4 refer to those allowed in Sec. 155.149 General Business (B-3) District of the City's Zoning Code.

For permitted and prohibited uses on Block 5 refer to those allowed in Sec. ~~155.108-Single Family (RS-7)~~ 155.113 Townhouse (TH-12) District of the City's Zoning Code, unless modified herein.

Section 6: COMMUNITY DESIGN GUIDELINES

A. Development Parcels

There are two types of parcels located in the development: 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 parcels are those with single and

multi-use buildings subordinate to the main commercial buildings that will incorporate architectural themes and colors which may differ from, but are compatible with, the overall design theme. 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.

B. Pedestrian Orientation

Pedestrian movement and safety shall be the priority in the development. The site plans shall identify pathways that are "pedestrian friendly" including the use of textured pavers, shade elements and landscaping. Narrow vehicular lanes, parallel parking and angled parking may also be utilized to provide additional protection for pedestrians.

A sidewalk and pedestrian linkage system shall be designed to connect open space amenities with nodes of activity in the development.

In order to encourage walking, all pedestrian sidewalks constructed within the limits of the subject property shall be a minimum of 5 feet wide in commercial areas and 4 feet wide in residential areas. Walkways for maintenance areas are permitted to be 3 feet wide.

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

C. Height

Maximum building height for commercial uses shall be 100 feet.

Maximum height for dwelling units shall be 35 feet.

D. Perimeter Setbacks

Perimeter setbacks shall be measured from the outside perimeter of the MXD boundaries. In no instance shall a building be located within a dedicated road right-of-way or easement.

Building setbacks on the perimeter of the Subject Property shall be as provided below. These building setbacks shall not apply to accessory uses or signs.

North (Pines Boulevard) – 20 feet
East – 15 feet
South – 15 feet
West (Dykes) – 20 feet

E. Internal Commercial Building Setbacks

There are no minimum setbacks required from road rights-of-way, lot lines or Block lines within the MXD. Internal setbacks shall be determined at the time of site plan review to encourage an urban pedestrian scale.

F. Perimeter Landscape Buffer

Perimeter landscape buffers shall be measured from the outside perimeter of the MXD boundaries. The perimeter landscape buffers shall be as follows:

10 feet along the east perimeter where the existing berm and plantings will satisfy the landscape material requirements for the buffer.

10 feet along Pines Boulevard (north) and SW 160 Avenue (west).

12 feet along the south property line.

G. Internal Landscape Buffers

There are no minimum buffers required from road rights-of-way or Block lines within the MXD. Internal buffers shall be determined at the time of site plan review to encourage an urban pedestrian scale.

H. Parking and Loading Requirements

Commercial

Retail, restaurant and entertainment uses shall provide parking at a ratio of 4.5 spaces per 1,000 square feet with the exception of garden centers which shall provide 1 space per 3,000 square feet.

Office and medical office uses shall provide parking at a ratio of 3 spaces per 1,000 square feet.

Commercial parking spaces shall be no less than 9'x19' and 8'x18' for compact vehicles. Parallel spaces shall be 8' x 22'. A maximum of 10% of the required parking may be compact spaces. All handicapped spaces must satisfy ADA requirements.

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

Loading shall be provided to comply with Section 155.257 (Off-Street Loading) unless otherwise specified herein.

Residential

All residential units shall provide a minimum of ~~two-three~~ (23) off-street parking spaces per dwelling unit to be located in the driveway or garage of the respective unit. Driveways shall be a maximum of 18' wide. ~~Parking spaces~~ Each parking space located in residential driveways shall be 89'x18'.

Visitor parking shall be provided at a rate of 2.5 parking spaces for each 10 units and distributed throughout the residential portion of the development. Standard and accessible parking spaces shall be no less than 9'x19' and 12'x19', respectively.

On-street parallel parking spaces in residential areas shall be 89'x22'25'.

No recreational vehicles shall be allowed to park in the townhouse development.

I. Floor Area Ratio ("FAR")

The FAR shall be calculated as the gross area of all commercial buildings divided by the gross acreage of all commercial parcels shown on the Block Plan and shall not exceed 0.5.

J. Commercial Drive Aisle and Parking Aisle Standards

Roads shall comply with City of Pembroke Pines design standards, except as otherwise specified.

Drive aisles in commercial areas shall be a minimum of 24'.

Parking aisles in commercial areas shall be a minimum of 22'.

K. Restaurant Limitations

The gross floor area of commercial tenant spaces where a restaurant is the primary use shall be limited to 35% of the total gross building area developed on the parcels designated for commercial use on the Block Plan.

L. Outdoor Uses and Public Places

The Development Plan includes plazas, outdoor dining areas, clubhouse, and recreation areas. The outdoor uses and public places shall be connected to the various buildings and uses through pedestrian corridors to promote pedestrian activity.

Pedestrian paths shall be provided in an efficient and functional manner to accomplish fully connected routes to all destinations within the development. High-speed traffic shall be discouraged by use of traffic calming devices,

decorative pavers and other means.

M. Commercial Outdoor Merchandise Display

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

N. Minimum ~~Setbacks~~Yards for Residential

The minimum ~~setbacks~~yards for residential uses shall be as provided below. If the ~~setbacks~~requirements below conflict with any other provisions elsewhere in the MXD, the ~~setbacks~~requirements below shall apply to any residential areas. The yard requirements below replace those contained in Section 155.113 (D) (6), (7) and (8) of the Pembroke Pines Code of Ordinances.

(A) Interior side yard. ~~The dwelling unit shall be placed on one interior side property line with a zero setback, and the dwelling unit setback on the other interior side property line shall be a minimum of 7' 6", excluding the connecting elements such as fences, walls, and trellises. Patios, pools, garden features, walkways and similar elements shall be permitted within the 7' 6" setback area. However, no structure, with the exception of walls or fences, shall be placed within easements.~~

1. A minimum side yard of 20 feet shall be provided between the sides of townhouse buildings (building separation).

2. A minimum side yard of 22 feet shall be provided between the side of one townhouse building and the rear of another townhouse building.

3. Zero setback is provided between individual dwelling units within a building.

(B) Front and rear ~~setback~~. ~~The front setback shall be not less than 18 feet, and the rear setback shall not be less than 15 feet.~~yards.

1. The minimum distance between the front of townhouse buildings and a private street right of way shall be a minimum of 18 feet.

2. A minimum rear yard of 10 feet shall be provided as measured from the rear of the townhouse building to the rear lot line. The minimum distance between the rear of townhouse buildings shall be a minimum of 24 feet.

(C) Side street ~~setback. The dwelling setback shall be a yards.~~ A minimum of 53 feet from the side street property line shall be provided between the side of a townhouse and a private street or between the side of a townhouse and a visitor parking area but in no case shall the setback interfere with the required safe sight distance triangle.

~~(D) Accessory uses. All accessory buildings and uses in a rear yard shall be at least 3 feet from any property line, at least 5 feet from any street line, and at least 3 feet from any main building or other accessory building. Accessory structures shall be allowed to extend to the zero setback side property line if a 6 foot privacy wall or fence is provided along the entire length of the accessory structure. Unenclosed pools or pools enclosed only with open mesh screening shall not be located less than 3 feet from any side or rear lot line.~~

O. 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.

P. Minimum Lot Size for Residential

The minimum net lot size shall be ~~2,750~~ 1,700 square feet.

Q. Minimum Floor Area for Residential

The minimum floor area of each dwelling unit shall be ~~1,700~~ 1,400 square feet of air conditioned space.

R. Maximum Lot Coverage for Residential

Total lot coverage for residential uses including all buildings on the site shall not exceed 55% of the individual lot area.

S. Residential Street Cross-Section

~~A 50 foot cross-section shall included 5 foot sidewalks on either side, 8 foot swales on either side and a 24 foot roadway.~~

The residential street cross-sections shall accommodate on-street parallel parking and sidewalks adjacent to the front of all townhouse buildings. The

cross-sections shall be determined at the time of site plan approval and two way travel lanes shall be a minimum of 24 feet.

T. ~~Residential Maintenance Easement~~ Accessory Buildings and Structures.

~~A perpetual, 5-foot easement for maintenance of any improvements on the zero lot line shall be provided on the lot adjacent to the zero lot line property line which, with the exception of the walls, walkways or fences, shall be kept clear of structures. This easement shall be incorporated into each deed transferring title to the property. Overhangs may penetrate the easement on the adjacent lot a maximum of 24 inches, but the roof shall be so designed that water runoff from the dwelling placed on the lot line is limited to the easement area. The proposed site plan shall demonstrate the method of providing drainage from the side yard area other than by methods of percolation.~~

No structure, with the exception of perimeter walls or fences, are allowed within easements.

With the exception of privacy fences on the perimeter of the rear yard of each lot and a one-story screen enclosure (which enclosure is not the developer's obligation to install) around the patio installed by the developer, no accessory buildings or structures are allowed on any individual townhouse lot.

All rear yards shall be screened by a six (6) foot wood shadow box fence with one gate. The privacy fences shall be constructed by the developer prior to the closing of each unit. Concrete walls are not allowed between townhouse lots or within townhouse lots.

U. Maximum Building Length

The maximum length for a townhouse building shall not exceed 200.

V. Private Open Areas

The private open areas, including patios, within the townhouse lots shall be at least 200 square feet. Private open areas are defined as the rear yard on each lot enclosed by the privacy fence.

Section 7: LANDSCAPE AND IRRIGATION DESIGN STANDARDS FOR RESIDENTIAL PARCELS

Landscape and irrigation plans shall comply with Chapter 153 of the City Code.

Section 8: ~~Section 7:~~ LANDSCAPE AND IRRIGATION DESIGN STANDARDS FOR COMMERCIAL PARCELS

Landscape and irrigation plans shall comply with Chapter 153 of the City Code unless specifically noted in these Design Guidelines.

A. Broward Naturescape and Florida Friendly Landscape

The development shall utilize all applicable best management practices of the Broward Naturescape and Florida Friendly Landscape program. Individual parcel developments shall also utilize these practices to the maximum extent possible.

B. Plant Material

Along all public plazas, the minimum size of all street trees shall be 12-14' in height with 6 feet clear trunk and provide 2" DBH. 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. Large shade tree species shall not be planted in planting areas 10' in width or less. All root barriers shall be of a bio-barrier product.

C. 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. Where the property is adjacent to an abutting right of way, a strip of land at least 10 feet in depth located between the abutting right-of-way 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 10 feet for large canopy trees. Large shade tree species shall not be planted in planting areas 10' in width or less. In addition, a continuous hedge, wall, or other durable

landscape barrier of at least 2 feet in height shall be placed along only the perimeter of the landscaped strip.

D. Perimeter Landscaping Relating to Vehicular Use Areas Abutting Property Adjacent to the MXD Adjacent 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 berm, 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 3 feet in height, with spacing as provided in Chapter 153 of the 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.

(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 7 feet. Large shade tree species shall not be planted in planting areas 10' in width or less.

E. Foundation Treatments

In order to not impede pedestrian activity, no minimum foundation treatments are required. Planting areas, permeable pavers, green screens, greenwalls, outdoor seating areas or paver walks shall be located on site plan drawings and provided where necessary to protect pedestrians from vehicular use areas.

F. Screening

All utilities, dumpsters, FPL boxes, a/c units, etc., shall be screened with landscaping material to the extent that these areas are not visible at a maximum height of 6 feet from abutting properties or adjacent right of way.

Section 9: ~~Section 8:~~ ARCHITECTURAL DESIGN GUIDELINES

A. General Intent and Provisions

1. Architectural design of all buildings shall be designed to be compatible with one another. Superior design and quality materials are required. 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 development.
3. First floor facades for commercial uses shall be “active” to encourage pedestrian traffic throughout the development.
4. All buildings must be designed and constructed in compliance with state and local building codes.
5. Rooftop mechanical equipment, antennas, and similar protrusions shall be hidden from street view. The building shall include parapet walls, individual screens or other architectural building elements to completely screen the offensive elements from adjacent properties. 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. In order to promote pedestrian mobility, buffer walls are not required on the perimeter of the MXD. Any walls provided for privacy or screening 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 promote a pedestrian friendly environment. These areas may include elements such as seating, outdoor dining and meeting places, art work, fountains, gardens, courtyards, sculpture gardens or lawns featuring fountains and pools.

B. Design Strategies

1. A 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.

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. One of the primary design strategies shall be to encourage pedestrian movement throughout the development. All building designs shall promote walkability, provide enhanced elements at the pedestrian scale, and incorporate quality materials.
4. The aesthetics of the buildings shall be visually enhanced 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 of those properties outside the MXD.
7. All service courts and loading areas shall be screened from view of those properties outside the MXD. Mature landscape materials or walls that complement the building architecture, may be used in screening these uses.
8. Roofs within the subject property 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 development.

Inclined roof pitches should vary in height to create movement and elevation interest across not less than 25% of the facade. There are no minimum roof pitch requirements. The roof pitch shall be identified on building elevations at the time of site plan approval. 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 street view by means of parapets or roof designs. No other screening devices shall be allowed.

9. Each dwelling unit must have a double car driveway and at least a one-car fully enclosed garage. All driveways shall be a maximum width of 18' and constructed of concrete or concrete pavers. ~~Each dwelling unit~~

~~shall have a minimum of a single-car garage.~~ Garages shall not be used as storage space and shall not be converted to livable area.

10. All parking garages for dwelling units shall be attached to the residential structure.
11. Two-story dwelling units can be constructed on any residential lot.

C. Fencing

Chain link fences are prohibited, with the exception of temporary construction fencing, unless vinyl coated and obscured by hedges. Wooden shadowbox fencing shall be maintained on all residential lots.

D. Utilities

All new utility service shall be installed underground except for meters, gas regulators, transformers, back-flow preventers and similar above ground components.

E. Loading Docks and Service Areas

Loading docks and service areas shall be located with proper access and appropriately screened. An 8' masonry wall will be provided where truck wells are adjacent to residential use.

F. Site Lighting

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

Section 10: ~~Section 9:~~ GRAPHICS/SIGNAGE DESIGN GUIDELINES

A. Allowable Signage

All signage shall be in accordance with Sections 155.315 and 155.325 of the Code unless provided for below. Signage must not conflict with any traffic control signs or be misleading, confusing or hazardous.

Temporary construction fencing shall be permitted subject to inclusion in a Uniform Sign Plan and review and approval of same by the Planning and Zoning Board.

The following types of permanent signage are permitted:

1. ~~a.~~ Shopping Center Monument Signs

- A total of two (2) primary identification signs shall be permitted. The primary identification signs shall be a maximum of 128 square feet and up to 4 tenants per side for a total of 8 tenants per sign. The location and dimension of each sign element shall be determined in the Uniform Sign Plan.

2. ~~b.~~ Secondary Monument Signs

- A total of two (2) monument signs shall be permitted in the MXD with a total of 24 square feet, each. The type, location, and dimension of each sign element shall be determined at the time of permit.

B. Free-standing Seasonal Decorations

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.

Section 11: ~~Section 10:~~ 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 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 development. Any and all such sound systems or amplified music shall comply with the City Code. 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 development and parking lots.
- 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 shall be defined by architectural features or planters. Ropes or fences shall not be used to define dining areas.

Section 12: ~~Section 11:~~ MAINTENANCE PLAN

A. Intent

Landscape and common area improvements play a major role in creating the setting and the image for a site's development. Passing motorists, visitors' and users' first impressions of the site will, in a large part, be formed by the overall maintenance of the Subject Property. Landscape improvements, therefore, are an important investment, and protecting this investment requires a thorough and consistent maintenance program. Likewise, a clean and orderly appearance of the common areas will protect the quality of the overall development.

B. Maintenance Schedule

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

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

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

EXHIBIT 1

PLAT BOOK 137, PAGE 13
SHEET 1 OF 2

PLAT BOOK 137, PAGE 13
SHEET 1 OF 2

[illegible][illegible]

I have written you last week how much I enjoyed
seeing you at the school and how much I enjoyed
the work you were doing. I am so glad to hear
that you are all well and happy. I hope you
will continue to enjoy your work and the friends
you have made. I will write again soon.

Yours truly,
[Signature]

P.S. I hope you will write back soon.

[illegible][illegible][illegible]

RECORDED & INDEXED

7 X LEE MC NEAL - LUBBARD
LUBBARD - LUBBARD

PROFESSIONAL LEAD REVERSE

THIS IS TO CERTIFY THAT THE FOREMAN DORIS BROWN, COUNCIL MEMBER OF THE
COUNCIL OF THE CITY OF BIRMINGHAM, HAS BEEN ELECTED TO THE OFFICE OF
CITY CLERK OF THE CITY OF BIRMINGHAM, AND THAT SHE HAS TAKEN THE OATH OF
OFFICE AND IS NOW IN THE POSSESSION OF THE OFFICE OF CITY CLERK OF THE
CITY OF BIRMINGHAM.

WITNESSED MY HAND AND SEAL OF OFFICE THIS 12th DAY OF MAY, 1968.

BY: *[Signature]* Mayor

1968 MAY 12

THE CITY CLERK OF THE CITY OF BIRMINGHAM, HAS BEEN ELECTED TO THE OFFICE OF
CITY CLERK OF THE CITY OF BIRMINGHAM, AND THAT SHE HAS TAKEN THE OATH OF
OFFICE AND IS NOW IN THE POSSESSION OF THE OFFICE OF CITY CLERK OF THE
CITY OF BIRMINGHAM.

[illegible][illegible]

ALL INFO TO BE DECLASSIFIED AND DOWNGRADED IN FUTURE.

DATE 08-19-2010 BY SP-6 BTJ/bk

RECEIVED
APR 9, 2006
OFFICE OF INSURANCE

[illegible][illegible][illegible]

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Board of Education, this 14th day of May, 1968.

Dr. Samuel P. McLean
 Director

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-19-2010 BY 60321 PWT

VN Cashmere

US DEPARTMENT OF JUSTICE FEDERAL BUREAU OF INVESTIGATION WASHINGTON, D.C. 20535

[illegible]

Figure 1. A schematic diagram of the experimental setup. The subject is seated in a chair, viewing a screen displaying a target. The target is a vertical line with a horizontal bar at the top. The subject's hand is positioned at the bottom of the target. The distance between the hand and the target is labeled as d . The distance between the hand and the screen is labeled as L . The distance between the hand and the target is labeled as d . The distance between the hand and the screen is labeled as L .

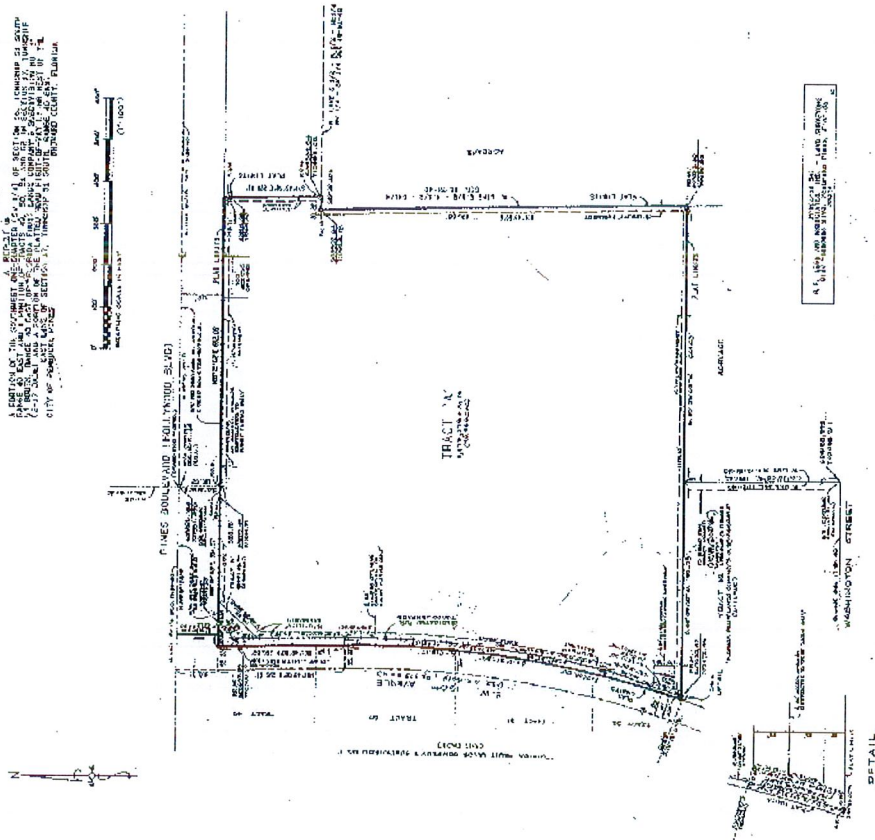
"UNITED STATES POSTAL SERVICE PLAT"

PLAT BOOK 437 PAGE 18
SHEET 2 OF 2

516 ET 2 OF 2

11

A PORTION OF THE SOUTHWEST ONE-EIGHTH (1/8) OF SECTION 36, TOWNSHIP 21 SOUTH
RANGE 4 EAST AND A PORTION OF THE NORTH ONE-FOURTH (1/4) OF SECTION 37, TOWNSHIP
21 SOUTH RANGE 4 EAST DEWEEB COUNTY, MISSOURI, BEING COMPARTS 3 & 4 OF THE
EAST HALF OF SECTION 36, TOWNSHIP 21 SOUTH RANGE 4 EAST,
CITY OF JOPLIN, MISSOURI, DRUMMOND COUNTY, ILLINOIS.



DETAIL

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 01-11-2001 BY 60322 UCBAW/PMS/STP/STP

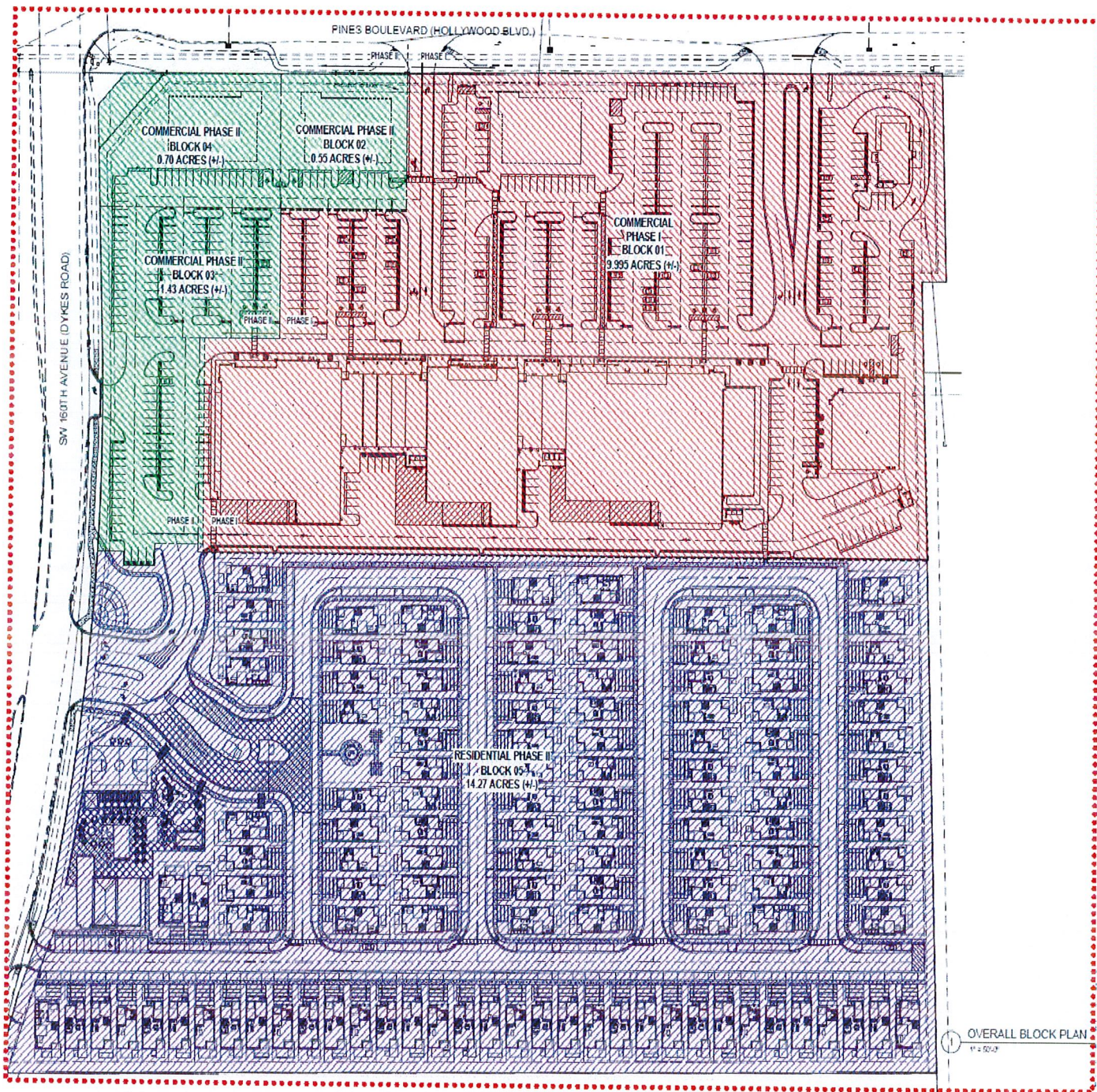
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EXHIBIT 2

*Pines Village Market
Design Guidelines*

Pines Village Market
Design Guidelines



Pines Village Market
Design Guidelines

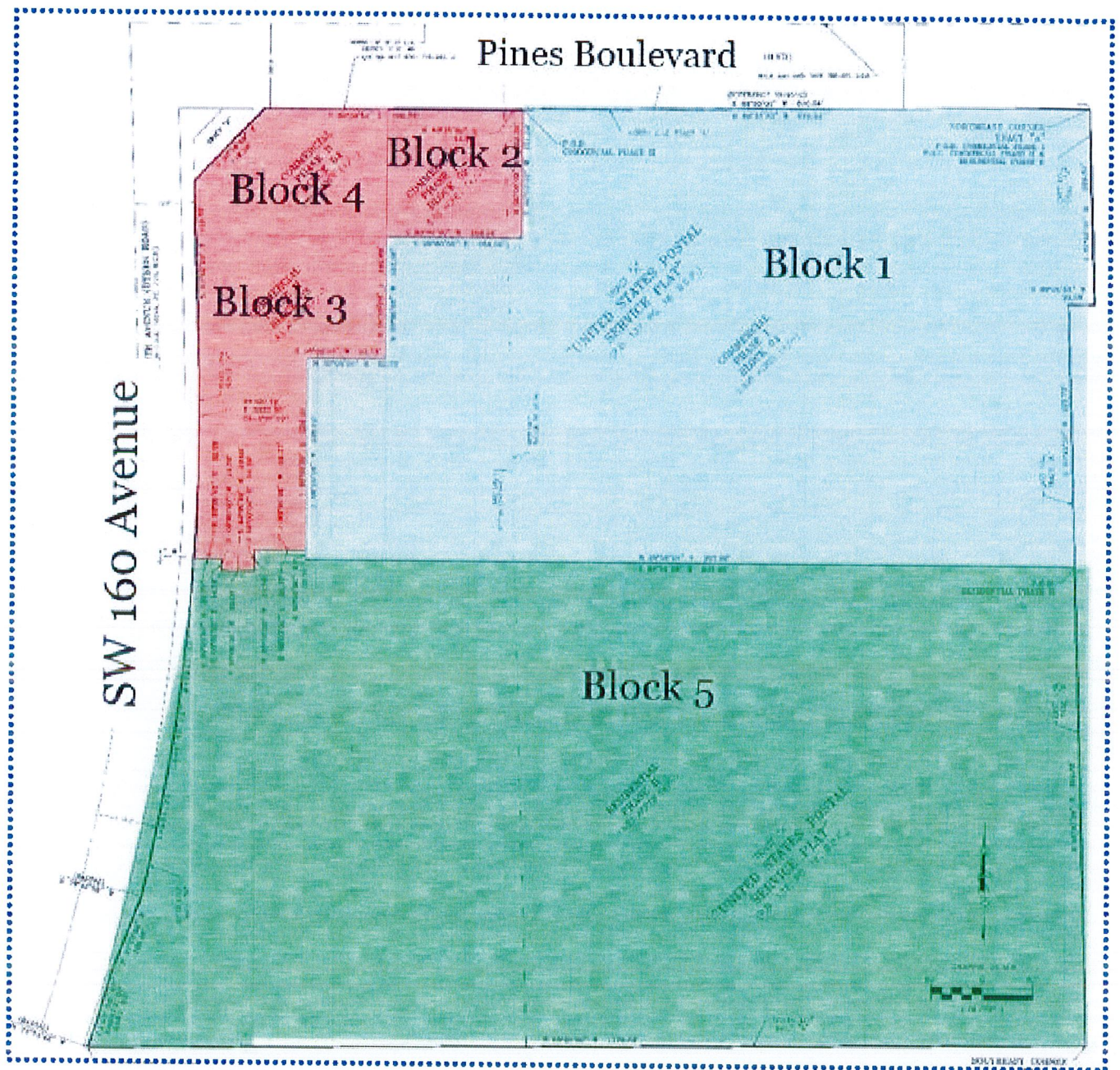


EXHIBIT 3



16000 Pines MARKET
LOCATED AT:
16000 PINES BLVD. PEMBROKE PINES, FL 33082

OVERALL COLORED SITE PLAN

16000 Pines Retail Investments, LLC
Attn: JAMES RILEY
c/o FORT
COOPER, P.O. BOX 21, 26157
SARASOTA, FL 34237-0021
941.552.6600
www.16000Pines.com

B E A M E
ARCHITECTURAL
PARTNERSHIP



SCALE 1" = 60' 0"

Document comparison by Workshare 9.5 on Thursday, October 1, 2020 1:21:14 PM

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Document 2 ID	interwovenSite://GMLAW-DMS.IMANAGE.WORK/Active/25820363/12
Description	#25820363v12<Active> - MXD Guidelines with Lennar Residential clean 10/1/20 with city comments
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