



City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

| | | | |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Agenda Date: | January 14, 2021 | Application ID: | ZC 2019-02 |
| Project: | Merrick Square Map Change (Pembroke Shores PUD) | Project Number: | PRJ 2019-06 |
| Project Planner: | Joseph Yaciuk, Planning Administrator | Enacting Document: | <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance |
| Owner: | School Board of Broward County | Agent: | WGI - Kristen Nowicki |
| Location: | South of Pines Boulevard and east of Southwest 172 Avenue | Acreage: | +5 Acres |
| Existing Zoning: | A-1 (Limited Agricultural) | Proposed Zoning: | PUD (Planned Unit Development) |
| Existing Land Use: | Irregular Residential (2.243 Du / Acre) | Proposed Land Use: | Irregular Residential (2.621 Du / Acre) |
| Reference Applications: | PH 2019-02, ZC 2020-04 | | |
| Applicant Request: | Rezone the subject +-5 acre property from A-1 (Limited Agricultural) to PUD (Planned Unit Development) (Pembroke Shores) | | |
| Staff Recommendation: | Transmit to City Commission with a favorable recommendation subject to the passage of the Land Use Plan Amendment (PH 2019-02) and associated zoning map change application (ZC 2020-04) which would be required procedurally to build units on the designated property. | | |
| Final: | <input type="checkbox"/> Planning & Zoning Board | <input checked="" type="checkbox"/> City Commission | |
| Reviewed for the Agenda: | Director:  | Planning Administrator:  | |

Project Description / Background

Kristen Nowicki of WGI, Inc., agent for contract purchaser, D.R. Horton, Inc., requests consideration to rezone a +-5 acre parcel from A-1 (Limited Agricultural) to PUD (Planned Unit Development) (Pembroke Shores), for a property generally located south of Pines Boulevard and east of Southwest 172 Avenue.

D.R. Horton is currently under contract to purchase a 23.5 (net) acre property, inclusive of the subject parcel, from owner School Board of Broward County (SBBC) with the intent to develop 211 townhome units.

On May 20, 2020, the City Commission passed on first reading a Land Use Plan Amendment (PH 2019-02) request to allow for residential units to be developed on the SBBC property. The items is tentatively scheduled before the Broward County Board of Commissioner on January 26, 2021. Second reading and possible adoption of this request is tentatively scheduled to be heard by the City Commission on February 17, 2021 after County Commission review.

A related zoning text change application (ZC 2020-04) is being heard concurrently at tonight's meeting. That request is to amend the underlying Pembroke Shores Planned Unit Development design guidelines to allow for townhome development on the School Board property.

SURROUNDING PROPERTIES:

The existing zoning and land use plan designations of the surrounding properties to the subject site are as follows:

North –Planned Unit Development (PUD) / Irregular Residential / Commercial*

East – Planned Unit Development (PUD) / Irregular Residential

South – Planned Unit Development (PUD) / Irregular Residential

West – Planned Unit Development (PUD) / Irregular Residential / Commercial*

*Subject to change to irregular residential via application (PH 2019-02).

The subject property is currently vacant and surrounded in its entirety by the Pembroke Shores PUD. The rezoning of this property into the Pembroke Shores PUD will allow the contract purchaser to contemplate development of townhomes on the subject parcel. Pembroke Shores PUD allows for single family and townhome development and therefore the development of townhomes is compatible with the housing types currently constructed within the community.

Staff has reviewed the proposed zoning change application and finds that the proposal is compatible with the housing types and residential densities existing within the Pembroke Shores PUD. Staff therefore recommends the Planning and Zoning Board transmit this application to the City Commission with a favorable recommendation subject to the passage of the Land Use Plan Amendment (PH 2019-02) and associated Pembroke Shores Planned Unit Development (PUD) design guideline change application (ZC 2020-04) which would be required procedurally to build units on the designated property.

Enclosures: Unified Development Application
Memo from Zoning Administrator (1/4/2021)
Memo from Planning Administrator (1/4/2021)
Memo from Zoning Administrator (8/25/2020)
Survey and Legal Description of Subject Property
Aerial Map

MEMORANDUM

January 4, 2021

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: ZC 2019-02 (PRJ 2019-06: Merrick Square)

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

PLANNING DIVISION STAFF COMMENTS

Recommendations:

Date: January 4, 2021
To: ZC 2019-02 file
From: Joseph Yaciuk, Planning Administrator
Re: Merrick Square Rezoning

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

ALL OF MY COMMENTS HAVE BEEN ADDRESSED FOR THIS MAP REZONING.

MEMORANDUM

August 25, 2020

To: Joe Yaciuk
Planning Administrator

From: Dean A. Piper
Zoning Administrator

Re: ZC 2019-02 (PRJ 2019-06: Merrick Square)

The following are my comments regarding the above Zoning Change:

1. This application is for Zoning Map Change so all previous comments have been moved, and added to, under Zoning Text Change #ZC 2020-04.
2. Plat update including A-1 Zoned Parcel will require Municipal Dedication for this parcel.

Please contact me with any questions.



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

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

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



LEGAL DESCRIPTION:

THE EAST 1/2 OF TRACT 45, OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" IN SECTION 17, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

AND

A PORTION OF PARCEL D OF "PEMBROKE SHORES", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 157, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 45; THENCE SOUTH 89°39'15" WEST ALONG THE SOUTH LINE OF SAID TRACT 45 FOR 658.89 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 45, ALSO BEING AN EAST LINE OF SAID TRACT D; THENCE N01°47'17"W ALONG SAID EAST LINE AND WEST LINE 380.00 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF TRACT A-2 OF "PEMBROKE SHORES PARCEL 2 & 10", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159, PAGE 31 OF SAID PUBLIC RECORDS; THENCE NORTH 89°39'26" EAST ALONG SAID WESTERLY EXTENSION 166.35 FEET TO THE NORTHWEST CORNER OF SAID TRACT A-2; THENCE SOUTH 00°20'02" EAST ALONG THE EAST LINE OF SAID PARCEL D AND THE WEST LINE OF SAID PARCEL A-2 FOR 50.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A-2; THENCE NORTH 89°39'26" EAST ALONG THE NORTH LINE OF SAID TRACT 45 FOR 493.82 FEET TO THE NORTHEAST CORNER OF SAID TRACT 45; THENCE SOUTH 01°47'09" EAST ALONG THE EAST LINE OF SAID TRACT 45 FOR 329.94 FEET TO THE POINT OF BEGINNING,

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, CONTAINING 225,626 SQUARE FEET (5.1797 ACRES), MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF TRACT 45, BEING S89°39'15"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS OTHERWISE NOTED.

FILE: D.R. HORTON

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 67302

DATE: 6/15/20

REZONE PARCEL

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: MERRICK SQUARE

SHEET 1 OF 2

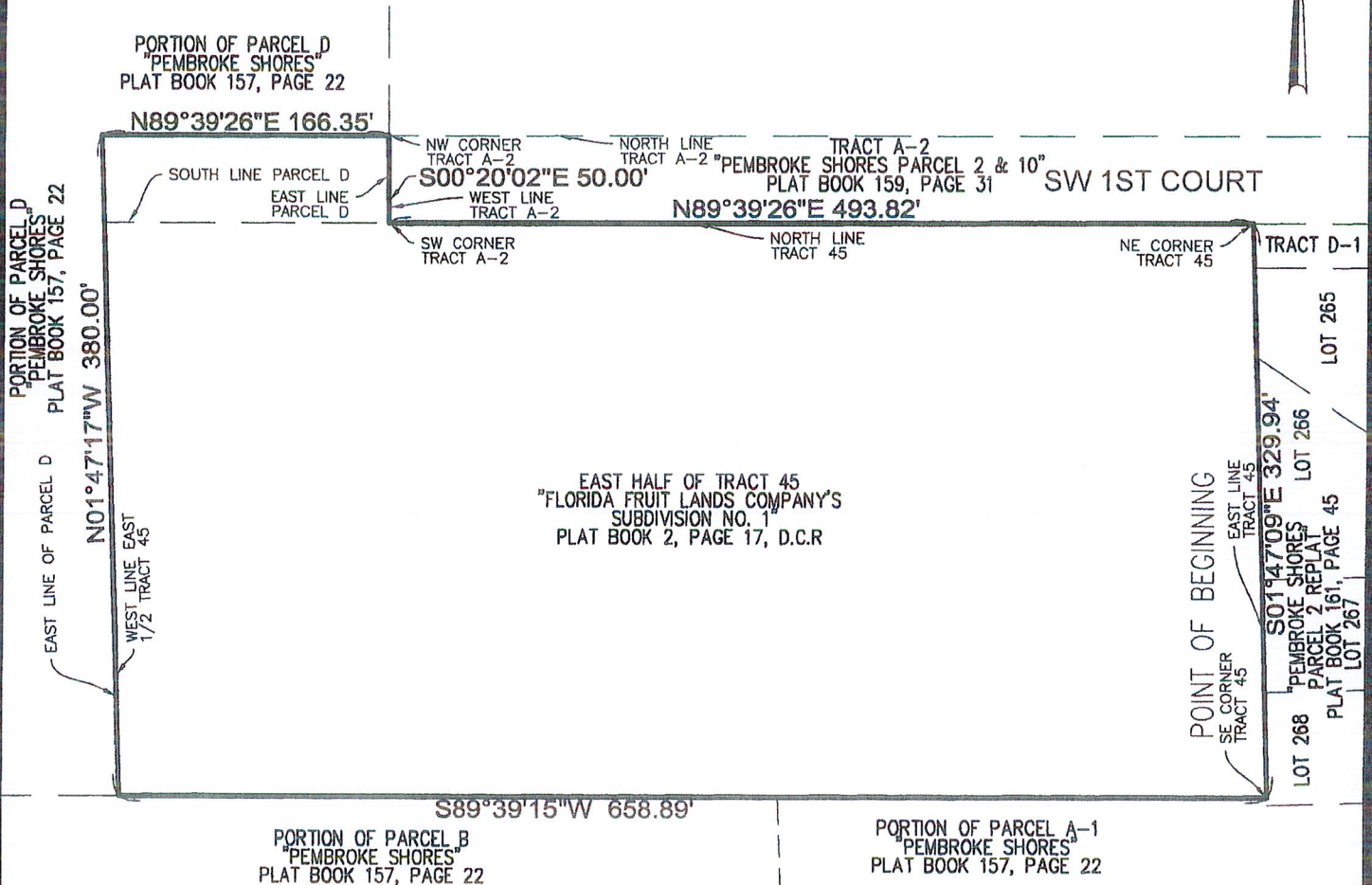
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☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA



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REZONE PARCEL

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: MERRICK SQUARE

SHEET 2 OF 2

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LEGEND:

D.C.R. DADE COUNTY RECORDS

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FILE: D.R. HORTON**SCALE: N/A****DRAWN: L.S.****ORDER NO.: 67302****DATE: 6/15/20****REZONE PARCEL****PEMBROKE PINES, BROWARD COUNTY, FLORIDA****FOR: MERRICK SQUARE****SHEET 1 OF 2**THIS DOCUMENT IS NEITHER FULL NOR
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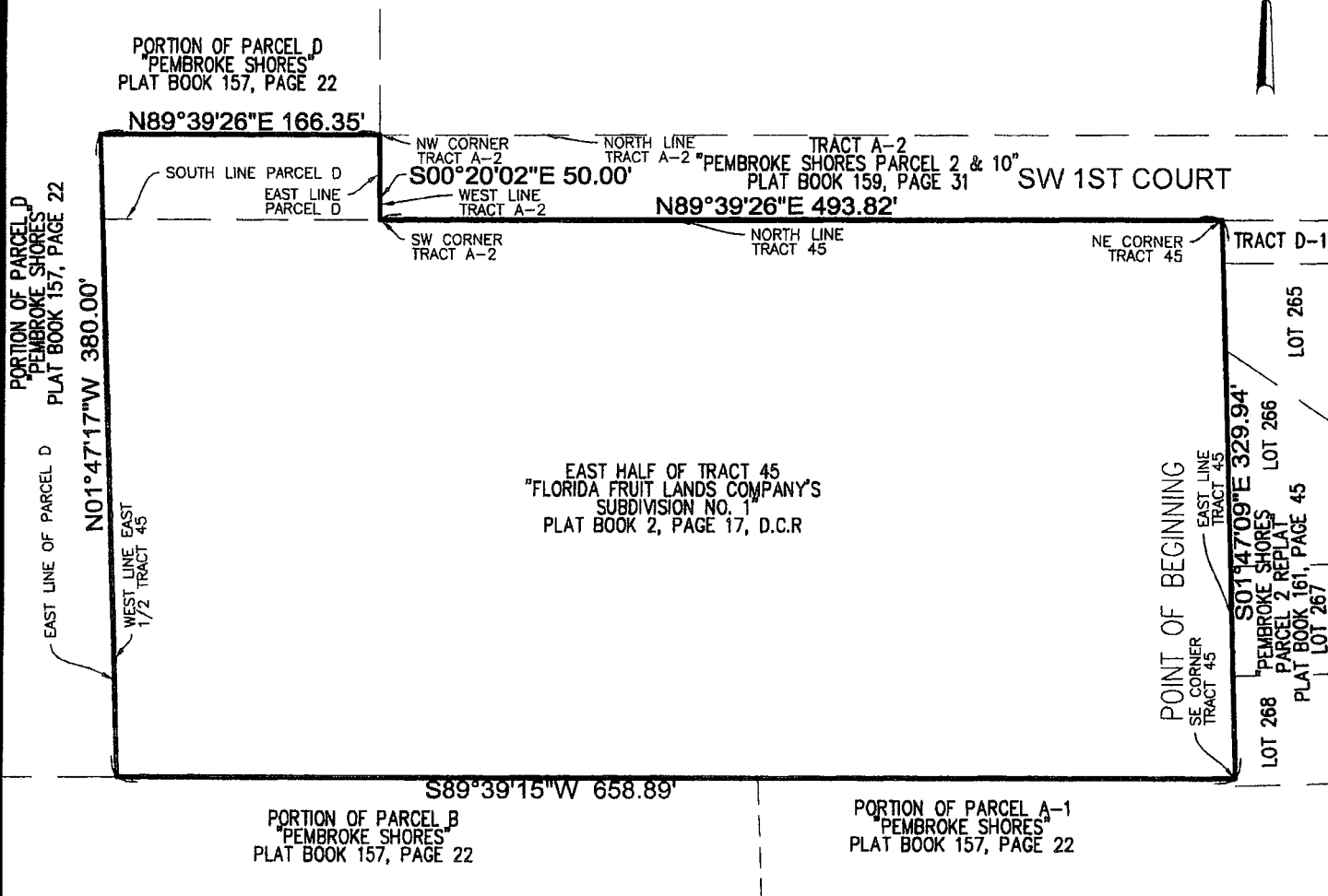
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FOR: MERRICK SQUARE

SHEET 2 OF 2

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LEGEND:

D.C.R. DADE COUNTY RECORDS

SUBJECT SITE AERIAL PHOTO

Merrick Square Map (ZC 2019-02, PRJ 2019-06)

