



## Legislation Text

---

**File #:** 18-0887, **Version:** 1

---

**ZC 2017-04**, The purpose of this Public Hearing is to consider a zoning change, at the request of the City of Pembroke Pines, from A-1 (Limited Agricultural District) to MXD (Mixed Use Development District) for the **Pembroke Pines City Hall (AKA: Old City Hall parcel) (ZC 2017-04)** property located at the southwest corner of Pines Boulevard and west of Palm Avenue containing 15 acres more or less. The rezoning of this property includes an amendment to existing Pembroke Pines City Center (MXD) design guidelines, adding the Pembroke Pines City Hall property into the district and establishing development criteria for the parcel. The addition of the approximate 15 acre Pembroke Pines City Hall property will expand the Pembroke Pines City Hall (MXD) to 161.36 acres more or less.

(This will be heard as regular agenda item number 2.)

Greenspoon Marder, agent for contract purchaser Terra Group, is requesting approval of a zoning change application to modify the Mixed Use Development (MXD) zoning design guidelines for the Pembroke Pines City Center property generally located west of Palm Avenue between Pines Boulevard and Washington Street.

The proposed general design guidelines changes include:

- Expansion of the MXD zoning property from approximately 146 to approximately 162 acres by adding the former City Hall parcel at the southwest corner of Pines Boulevard and Palm Avenue. Exhibit 2 has been revised to designate the former City Hall property as "Community Commercial".
- Table 12 has been updated to allow for the following development within the Community Commercial District:
  - 358,000 square feet commercial use
  - 120,000 square feet office use
  - 80,000 square feet self-storage use\*

\*Up to 15,000 square feet of commercial use may be used for Self-Storage

- Page 27 adds development criteria for Self-Storage and Service Station uses.
- Table 14 has been updated to allow for Parking standards for the following new use types.
  - Retail / Commercial / Gas Station - 4.5 spaces per 1,000 square feet
  - Hotel - 1 space per hotel room

- Self-Storage - 1 space per 10,000 square feet
- All exhibits have been updated to include the addition of the City Hall property into the MXD map with associated open space area.

The proposed zoning change application has been reviewed by staff and found to meet Code requirements. Staff therefore recommends the Planning and Zoning Board transmit this application to the City Commission with a favorable recommendation.

Staff Recommendation: Transmit this application to the City Commission with a favorable recommendation.