



## Legislation Text

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**File #:** 2018-18, **Version:** 3

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### MOTION TO ADOPT PROPOSED ORDINANCE NO. 2018-18 ON SECOND AND FINAL READING

PROPOSED ORDINANCE 2018-18 IS AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, AMENDING THE ZONING CATEGORY OF THE FORMER CITY HALL PARCEL LOCATED AT THE SOUTHWEST CORNER OF PALM AVENUE AND PINES BOULEVARD FROM "A-1" (LIMITED AGRICULTURAL DISTRICT) TO "MXD" (MIXED USE DISTRICT); AMENDING THE PEMBROKE PINES CITY CENTER MXD DESIGN GUIDELINES; INCORPORATING THE FORMER CITY HALL PARCEL LOCATED AT THE SOUTHWEST CORNER OF PALM AVENUE AND PINES BOULEVARD INTO THE CITY CENTER MXD PARCEL; CREATING REGULATIONS FOR THOSE CERTAIN NEW USES AND ASSOCIATED PARKING STANDARDS AS REFERENCED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR CITY COMMISSION AUTHORITY, CODIFICATION, SEVERABILITY, CONFLICTS AN EFFECTIVE DATE.

*On Monday, September 17, 2018, Proposed Ordinance 2018-18, suitably advertised as notice of enactment for second and final reading on September 17, 2018, was deferred by Commission for second and final reading on October 3, 2018.*

1. Greenspoon Marder, agent for contract purchaser Terra Group, is requesting approval of a zoning change application to amend 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.

2. 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. The former City Hall parcel is currently zoned Limited Agricultural (A-1).
- ☐ Exhibit 2 has been amended to designate the former City Hall parcel as Community Commercial zoning as described within the existing MXD guidelines.
- ☐ 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 40,000 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 - 4.5 spaces per 1,000 square feet
  - Service Station with convenience store - 3.5 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.

3. The proposed zoning change application has been reviewed by staff and found to meet Code requirements.

4. The Planning and Zoning Board at its August 9, 2018 meeting voted to transmit this application to the City Commission with a favorable recommendation.

5. The City Commission voted to pass proposed Ordinance No. 2018-18 on first reading at its August 22, 2018 meeting. Second reading and final reading was deferred on September 17, 2018, at the request of the applicant, to the October 3, 2018 meeting.

6. Administration recommends passing proposed ordinance no. 2018-18 on second and final reading.

#### **FINANCIAL IMPACT DETAIL:**

- a) Initial Cost:** None.
- b) Amount budgeted for this item in Account No:** Not Applicable.
- c) Source of funding for difference, if not fully budgeted:** Not Applicable.
- d) 5 year projection of the operational cost of the project:** Not Applicable.
- e) Detail of additional staff requirements:** Not Applicable.