



## Legislation Text

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**File #:** 19-1077, **Version:** 1

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**ZC 2019-01**, The purpose of this Public Hearing is to consider, amending the guidelines of the Mixed Use Development District (MXD) for the **Pembroke Pines Center** (ZC 2019-01) property generally located at the southwest corner of Pines Boulevard and west of Palm Avenue, containing a total net area of 161.36 acres more or less.

(This item will be heard as regular agenda item number 4.)

### **SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:**

Dwayne Dickerson, agent for contract purchaser Providence Investments, LLC, submitted an application to amend the existing development guidelines for the Pembroke Pines City Center Mixed Use Development (MXD) guidelines. The applicant requests the following amendment to the existing design guidelines:

1. The addition of Assisted Living Facility (ALF) as a permitted use within a specific 3.15-acre parcel within the Community Commercial area of the MXD.
2. The creation of general development, landscape, and parking criteria for the new assisted living facility use.
3. Revision to the guidelines to allow outdoor dining to be permitted within the required building setbacks throughout City Center, allowing for outdoor dining to be closer to nearby roads.
4. Addition of outdoor sales / display subject to City approval.
5. Exhibits Page: Revised accordingly to provide a specific legal description for the Assisted Living Facility property.

The City Commission at its January 16, 2019 meeting voted to approve the sale of the subject 3.15 acre parcel of City Center to Providence Investments, LLC, for the development of up to a 150-room assisted living / memory care facility (Ordinance 1922). The proposed amendment to the Pembroke Pines City Center (MXD) guidelines will allow for the developer to continue through the development approval process. The applicant will be required to submit a site plan for future consideration.

Staff reviewed the proposed application and finds it to be consistent with the purchase and sale agreement as well as compatible with surrounding residential use to the south as well as future contemplated hotel and commercial uses to the north and west of the development parcel.

### **STAFF RECOMMENDATION:**

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