



## Legislation Text

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**File #:** 2019-19, **Version:** 2

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MOTION TO ADOPT PROPOSED ORDINANCE NO. 2019-19 ON SECOND AND FINAL READING.

PROPOSED ORDINANCE NO. 2019-19 IS AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, MODIFYING THE PEMBROKE PINES CITY CENTER MIXED USE DEVELOPMENT ("MXD") DISTRICT DESIGN GUIDELINES FOR THE APPROXIMATE 162 ACRE PARCEL OF THE PEMBROKE PINES CITY CENTER PROPERTY GENERALLY LOCATED WEST OF PALM AVENUE, BETWEEN PINES BOULEVARD AND WASHINGTON STREET; BY AMENDING THE PEMBROKE PINES CITY CENTER MXD DESIGN GUIDELINES TO ALLOW FOR AN ASSISTED LIVING AND MEMORY CARE FACILITY AS A PERMITTED USE ON A SPECIFIC PARCEL WITHIN THE CITY CENTER PROPERTY WITH ASSOCIATED DESIGN GUIDELINES; BY PERMITTING OUTDOOR SALES AND DISPLAYS WITHIN THE PEMBROKE PINES CITY CENTER PROPERTY; AND BY PERMITTING OUTDOOR DINING WITHIN BUILDING SETBACKS FOR RESTAURANT USES SUBJECT TO CITY APPROVAL; AS REFERENCED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

### **SUMMARY EXPLANATION AND BACKGROUND:**

1. 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 an 150-room assisted living / memory care facility (Ordinance 1922).
2. As part of the entitlement process to allow for the Assisted Living Facility, the contract purchaser has submitted a rezoning application to the Pembroke Pines City Center Development (MXD) guidelines. The proposed amendment to the Pembroke Pines City Center (MXD) guidelines will allow for the developer to continue through the development approval process.
3. Previous land transactions within City Center have also required amendments to the MXD guidelines.
4. 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). The applicant requests the following amendment to the existing design guidelines:
  - A. The addition of Assisted Living Facility (ALF) / memory care as a permitted use within a specific 3.15-acre parcel within the Community Commercial area of the MXD.
  - B. The creation of general development, landscape, and parking criteria for the new assisted living facility use.

General regulation highlights include:

- ☐ Setbacks for Special Residential/Assisted Living Facility Parcel:
  - i. A minimum of fifteen (15) feet from the northern and eastern property lines to any building;
  - ii. A minimum of five (5) feet from the southern property line to any building;
  - iii. A minimum of ten (10) feet from the western property line to any building.
- ☐ Buffer requirements for Special Residential/Assisted Living Facility Parcel:
  - a. The north buffer shall be a minimum of six (6) feet.
  - b. The west buffer shall be a minimum of five (5) feet.
  - c. The east buffer shall be a minimum of seven (7) feet and a minimum of ten (10) feet from waters edge, including any lake maintenance easement.
  - d. The south buffer shall be a minimum of five (5) feet.
- ☐

Project area (acres), minimum	2 acres
Building Coverage, max. total lot area (%)	45 %
Unit size for ALF, minimum (sq. ft.)	300 sq. ft.
Open Space, minimum total lot area (%)	25%
Parking	.5 spaces per sleeping unit

**C.** Exhibits Page: Revised accordingly to provide a specific legal description for the Assisted Living Facility property.

5. In addition to the requested amendments by the contract purchaser, two additional changes are requested to the community commercial for the retail component of City Center including:

**A.** Revision to the guidelines to allow outdoor dining to be permitted within the required building setbacks throughout City Center, allowing for outdoor dining for restaurants to be located within the building setbacks with City approval.

**B.** Addition of outdoor sales / display subject to City approval.

6. As part of the entitlement process, the applicant will also be required to submit a plat note amendment and site plan application. Both applications are subject to City approval.

7. Staff has reviewed the proposed amendment to the guidelines and finds that the proposed amendment is consistent with the purchase and sale agreement as well as compatible with the City Center master plan.

8. The Planning and Zoning Board at its September 12, 2019 meeting, voted unanimously to transmit

this application to the City Commission with a favorable recommendation.

9. On October 2, 2019, the City Commission passed proposed ordinance 2019-19 on first reading.

10. Recommend adopt proposed ordinance 2019-19 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.