



## Legislation Text

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**File #:** 21-0169, **Version:** 1

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### QUASI CONSENT AGENDA (PUBLIC HEARING)

MOTION TO APPROVE THE SOUTHPORT PEMBROKE TOWER SITE PLAN (SP 2020-05) FOR A BUILDING EXCEEDING 50 FEET IN HEIGHT AS RECOMMENDED BY THE PLANNING AND ZONING BOARD FOR THE PROPERTY GENERALLY LOCATED SOUTH OF SHERIDAN STREET AND EAST OF UNIVERSITY DRIVE.

### SUMMARY EXPLANATION AND BACKGROUND:

1. Kimley Horn, agent for owner DP Pembroke LLC, submitted an application to develop an 88 unit, age restricted residential building with associated parking landscape, internal site circulation and lighting. The "Southport Pembroke Towers" (SP 2020-05) site is generally located south of Sheridan Street and east of University Drive. This Southport project will be the second senior residential tower on the site.

2. The existing Pembroke Tower building (Pembroke Tower I - 100 units) was approved in 1979 as a low income elderly housing project by Broward County.

3. The City Commission at its September 2, 2010 meeting voted to approve a variance to allow a 4 acre plot size instead the required minimum 12 acre plat size for a multi-family development on appeal. On September 21, 2010, the City Commission adopted Ordinance No. 1678, amending the City's Future Land Use Element text which included the addition of the Residential High land use designation subject to certain criteria. In addition, the City Commission adopted Ordinance No. 1677, amending the City's Future Land Use Map for the Pembroke Tower Property from Commercial to Residential High. The City Commission at its March 16, 2011 meeting voted to adopt a rezoning of this property from A-1 (Limited Agricultural) to R-4 (Apartment) via Ordinance 1686. This rezoning included a restrictive covenant on the land which restricted the land in the following ways:

- All new leases on units offered for rent shall have at least 1 person who is 55 years or older at time of occupancy.
- Number of residential units on the property shall be limited to 200.
- 100% of the units on site shall be affordable.

4. The City Commission at its August 7, 2019 approved a revision to the restrictive covenants on this property to adjusting the minimum age on this property to 62 years and over.

5. The Planning and Zoning board at its August 8, 2019 meeting approved a parking variance (ZV 2019-02) to allow 188 parking spaces instead of the required 395 parking spaces for the Pembroke Tower Apartments, an age-restricted (62 and over) rental project.

6. The applicant proposes five stories of senior apartment housing over pedestal parking (Total 6 stories including parking). The proposed building will be 73'-4" in height (highest point). Staff notes that the current Pembroke Tower building is five stories tall and +-53 feet in height. The additional height for building 2 is a result of the first floor pedestal parking. City Commission review of this site plan amendment application is required to allow for development which exceeds 50 feet in height per section 155.395 (G).

7. The proposed 88 unit senior age-restricted (62 years and over) units and will be located directly to the east of an existing 100 unit senior affordable apartment residence (Pembroke Tower I). Staff has attached a complete copy of the site plan (online only) to the agenda item. Total gross floor area of the building is 114,706 square feet in area with the following unit mix:

- 50 one bedroom units
- 38 two bedroom units

8. The following colors are proposed for the exterior of the new senior residential tower which closely matches the current residential tower on site:

- Main Body Colors-
  - o SW 6234 Uncertain Gray
  - o SW 9143; Cadet
  - o SW 6236 Grays Harbor
  - o SW 6798 Iceburg
  - o SW 7602 Indigo Batik
- Control Joint - SW 2829 Classical White
- Coving - White
- Balcony Railing - Black
- Windows - Gray Tinted

9. Primary access to this building project will be through the existing tower entry via Pasadena Boulevard to the Pembroke Tower I residences to the west. As part of this plan, the applicant will construct a driveway extending to the new building from the existing circular entry.

10. New sidewalks will be installed which will provide pedestrian connectivity to both towers on site. The applicant will be required to interconnect the sidewalk system on Pasadena Boulevard to the satisfaction of Environmental Services division prior to issuance of a building permit for the project.

11. The applicant proposes 188 parking spaces in total for both towers on this property. The following is a breakdown of parking on site as a result of this proposal:

- 48 existing parking spaces (Inclusive of 2 handicapped spaces)
- 140 new parking spaces
  - o 98 new pedestal parking spaces under building (Inclusive of 4 handicapped spaces)
  - o 42 new parking spaces around perimeter of Pembroke Tower I
- An additional drop off area with porte-cochere will also be provided at the main entrance of the building. The applicant will provide regular transportation via van for their clients through the

porte-cache area.

- The proposed parking is consistent with the parking variance ZV 2019-02 granted by the Planning and Zoning Board.

12. No monument or building signs are proposed for this project.

13. Landscape for this property consists of the following:

- Installation of 48 trees, 6 palm trees and 2,344 shrubs, accent plants, and ground covers are proposed on the property. Primary species of trees include Pigeon Plum, Slash Pine, and Live Oak. Primary species of palm trees include Sabal Palms. Primary species of shrubs, accent plants, and ground covers include Pink Muhly Grass, Green Island Ficus, and Compact Firebush.

14. The parking areas for this perimeter building will be illuminated by a series of 3000k LED fixtures (bronze) mounted atop poles of various heights (20', 12', 10'). Additional recessed lighting will be placed under the building which will illuminate the under building surface parking lot. The lighting as proposed for this site conforms to residential lighting standards per Section 116 of the City Code of Ordinances.

15. The City Comprehensive plan mandates that developments within the Residential High (25-50 du/acre) category meet the following criteria:

*"At least twenty (20) percent of the dwellings units proposed for the parcel shall be of the following:*

*1. Affordable or workforce housing as defined by Articles 8.1 and 8.2 of the Administrative Rules Document of the Broward County Land Use Plan. The units shall be guaranteed in a manner acceptable to the City of Pembroke Pines and Broward County, such as the use of restrictive covenants for a period of fifteen years; or*

*2. Senior or elderly housing for persons 55 years of age or older. The units shall be guaranteed in a manner acceptable to the City of Pembroke Pines and Broward County, such as the use of restrictive covenants for a period of fifteen years."*

The applicant has acknowledges that the units will only be rent to persons 62 years of age and older. The applicant also provides the City a letter which confirms that these 100% units will be rented as affordable, which is in compliance with existing restrictive covenants on the property.

16. Staff reviewed the proposed site plan and finds it to be compliant with City Code requirements as well as the Residential (25-50 du acre) requirements within the comprehensive plan. Further, staff recognizes the efforts of the owner to construct new affordable units within the City.

17. The Planning and Zoning Board at its March 11, 2021 meeting voted to transmit this application with a favorable recommendation subject to the following:

1. City Commission approval of this building for exceeding 50 feet in height.
2. The applicant to interconnect the sidewalk system to the existing sidewalk on Pasadena Boulevard to the satisfaction of environmental services prior to issuance of a building permit for the project.

18. The applicant concurs with the Planning and Zoning Board recommendation and has submitted a consent agenda affidavit.

19. Recommend approving the Southport Pembroke Tower Site Plan consistent with the Planning and Zoning Board recommendation.

**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.