



Legislation Text

File #: 2022-05, **Version:** 2

MOTION TO ADOPT PROPOSED ORDINANCE NO. 2022-05 ON SECOND AND FINAL READING.

PROPOSED ORDINANCE NO. 2022-05 IS AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, MODIFYING THE PEMBROKE POINTE PLANNED COMMERCIAL DEVELOPMENT ("PCD") PREVIOUSLY ADOPTED BY THE CITY COMMISSION ON JUNE 6, 2007, PURSUANT TO ORDINANCE NO. 1584, AND AS AMENDED; PROVIDING FOR TEXT AMENDMENTS TO THE DESIGN GUIDELINES IN WHICH THE PCD WILL BE REDUCED FROM AN APPROXIMATELY 35-ACRE SITE GENERALLY LOCATED NORTH OF PEMBROKE ROAD, BETWEEN I-75 AND SOUTHWEST 145 AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBITS "A" AND "B," TO AN APPROXIMATELY 10-ACRE SITE; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

SUMMARY EXPLANATION AND BACKGROUND:

1. Dennis Mele, agent for owners Pembroke Parcel 2 Owner LLC., Pembroke 145 Office LLC, and Pembroke Pointe Office LLC C/O Alejandro Velez, requests a zoning change to modify the design guidelines for the existing Pembroke Pointe Planned Commercial District (PCD). The proposed zoning text change will result in the reduction the Pembroke Pointe PCD size from +-35 acres to +-10 acres.
2. The City Commission approved the original Pembroke Pointe PCD map rezoning and design guidelines on June 6, 2007 via Ordinance 1584. Previously the applicant and land owner at that time (Duke Realty) contemplated the development of four identical class A office buildings on +- 35 acres of property. Only one of the contemplated Duke buildings was built.
3. In 2017, a +- 25 acre portion of the PCD was sold to the TPA group who applied for a modification to the Pembroke Pointe PCD guidelines to accommodate a new office design (AKA: Edison office) in lieu of the three buildings which were not built by Duke Realty. The City Commission approved the PCD update (Ordinance 1893) and Edison office site plan on February 7, 2018. To date, roughly half of the Edison office building / site has been completed.
4. The City Commission on March 2, 2021 approved the Edison Residential Land Use Plan Amendment (PH 2021-02 - Ordinance 1985) which revised the underlying land use for the southern 7.6 acres of the TPA group property from Office to Irregular Residential 46.1 for the purposes of developing up to 350 multi-family units. A site plan application for the multi-family units (SP 2021-15) is currently being reviewed by City staff for future Board consideration.
5. Two companion zoning change applications are being heard concurrently at this meeting:
 - ☐ ZC 2021-01 - A related zoning text change to create MXD design guidelines +- 25 acres of the subject +- 35 acre property to accommodate the Edison residential, hotel,

office, and bank buildings. (Ord 2022-04)

- ☐ ZC 2022-03 - A zoning map change to +-25 acres of the subject +- 35 acre property from Planned Commercial District (PCD) to Mixed Use Development (MXD) to create the Edison Mixed Use Development District. (Ord 2022-03)

6. The applicant provides updated design guidelines to the Pembroke Pointe Planned Commercial Development guidelines as a result of the reduction of the PCD size to +-10 acres. The following list of specific changes to the guidelines are being requested for consideration:

- ☐ Title page - References a new revision date to the document as a result of this application. Revision date to be determined upon passage of the document by City Commission.
- ☐ Exhibit list was modified based on new PCD guidelines.
- ☐ Table of contents modified to reflect changes to the document.
- ☐ Page 3- Introduction and Intent were modified to provide an updated history of the PCD. Boundaries of the PCD was modified to include only the +- 10 acres of the PCD which will remain.
- ☐ Page 4 - Definitions were struck which referred to plats no longer referenced in guidelines.
- ☐ Page 5 - Code section reference for Community Business (B-2) zoning has been updated as a result of City LDC update. Hotel use has been added to list of uses permitted in PCD.
- ☐ Page 6 - Locations of bicycle racks, perimeter trails, and transportation connections were modified or removed to reflect facilities on the updated +-10 acre property. Code section reference for Community Business (B-2) zoning has been updated as a result of City LDC update
- ☐ Page 7 - Low emitting and car pool space locations are now reflected on an exhibit. 3% requirement for these uses were removed. Minimum parking standard Code reference was updated to reflect new section in LDC. Private shuttle between Shops of Pembroke Gardens and this property has been removed.
- ☐ Page 8 - Sign Code section reference was updated to reflect the new LDC section. Updated exhibit 8 (leasing signage) was updated.
- ☐ Page 9 - Accessory building sign standards were removed.
- ☐ Page 10 - Zoning Code was renamed Land Development Code. Lighting standards Code reference was updated to newest section number within the LDC.
- ☐ Page 12 - Establishes current approved landscape plan approved under application SP 2014-05 as the approved landscape plan for this site. Any new development would need to comply with City Landscaping requirements. The description of the Office Park has been eliminated as the plan no longer shows multiple buildings on site.
- ☐ Page 14 - No southern bufferyard requirement as the southern buffer is currently serving as a parking lot.
- ☐ Page 15 - Parking Area Interior Landscaping requirements updated to match landscape code section 155.663.
- ☐ Page 16 - Land Development Code reference updated to reflect new Land Development Code regulations.
- ☐ Page 17 - Irrigation standards Code reference section updated.

In addition, exhibit pages have been revised to reflect the new boundaries of the zoning district.

7. Staff reviewed this zoning change application and finds that the reduction of the PCD from +-35 acres to +-10 acres and associated text modifications comply with PCD requirements as per section 155.453. Further, the text modifications ensure that the existing office plan, as built, remains in zoning conformance. The proposed design guideline changes continue to comply with the underlying office park land use criteria.

8. The proposed zoning change is reliant upon the concurrent approval of map and text rezoning applications ZC 2021-01 (Ord 2022-04) and ZC 2022-03 for the Edison MXD (Ord 2022-03)

9. The Planning and Zoning Board at its April 28, 2022 meeting voted to transmit to the City Commission with a favorable recommendation subject to concurrent approval of ZC 2021-01 and ZC 2022-03 and recommend that the staff and the City Attorney's Office take all necessary action to prepare an agenda item for consideration by the City Commission.

10. The City Commission passed proposed ordinance no. 2022-05 on first reading at the May 18, 2022 meeting.

11. Administration recommends adopting proposed ordinance no. 2022-05 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

FEASIBILITY REVIEW:

- a) **Was a Feasibility Review/Cost Analysis of Out-Sourcing vs. In-House Labor Conducted for this service?** Not Applicable
- b) **If Yes, what is the total cost or total savings of utilizing Out-Sourcing vs. In-House Labor for this service?** Not Applicable