



## Legislation Text

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**File #:** 2022-04, **Version:** 3

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MOTION TO ADOPT PROPOSED ORDINANCE NO. 2022-04 ON SECOND AND FINAL READING.

PROPOSED ORDINANCE NO.2022-04 IS AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, CREATING THE EDISON PEMBROKE MIXED USE DEVELOPMENT ("MXD") DISTRICT DESIGN GUIDELINES FOR THE APPROXIMATE 25 ACRE PARCEL OF LAND GENERALLY LOCATED NORTH OF PEMBROKE ROAD, BETWEEN I-75 AND SW 145 AVENUE, AS MORE PARTICULARLY DESCRIBED 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. Dennis Mele, agent for owners Pembroke Parcel 2 Owner LLC and Pembroke 145 Office LLC., request consideration to rezone the subject +- 25 acre property generally located north of Pembroke Road, between I-75 and Southwest 145 Avenue from Planned Commercial Development (PCD) to Mixed Use Development (MXD). The proposed application creates the Edison Pembroke MXD design guidelines for future development within the subject parcel. These guidelines provide development standards for this property and include a conceptual development plan for consideration.
2. The City Commission approved the original Pembroke Pointe PCD map rezoning and design guidelines on June 6, 2007 via Ordinance 1584. 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 were ever 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 related zoning change applications are being heard concurrently at this meeting:  
☐ ZC 2022-03 - A related zoning map change to the subject +-25 acre property from

Planned Community Development (PCD) zoning to Mixed Use Development (MXD) to accommodate a mixture of residential and non-residential uses as permitted by underlying land use. (Ord. 2022-03)

- ☐ ZC 2022-04 - A zoning change to the Pembroke Pointe Planned Commercial Development (PCD) which formally reduces the district from +-35 acres to +-10 acres with associated text change to accommodate the reduced district size. (Ord. 2022-05)

6. The applicant is requesting a rezoning from Planned Commercial District (PCD) to Mixed Use District (MXD) in order to facilitate the development of an office, hotel, bank, and residential mixed use development. The current Planned Commercial District (PCD) does not permit the incorporation of the residential component as contemplated by the applicant.

7. The applicant proposes to phase the project as per the following schedule:

**Phase 1**

330,000 sq. ft. office - In progress (+- 177,000 square feet built)  
12,000 sq. ft. ancillary office amenity space (constructed)  
Up to 350 dwelling units - In DRC site plan review.

**Phase 2**

125 hotel rooms  
30,000 sq. ft. office  
5,000 sq. ft. bank, with drive thru

8. Development criteria has been generally based on the following city zoning districts:

- ☐ Non-residential building(s) to generally be based on General Business (B-3) zoning standards.
- ☐ Residential building(s) to generally be based on Residential Multi-Family (R-MF) zoning standards.

9. Development standards specifically outlined in these design guidelines by the applicant include the following:

**Residential Site Specific Design Standards:**

Minimum Unit Size	750 square feet under air
Minimum Lot Size	7 gross acres
Maximum Density	46.1 dwelling unit per gross acre of land designated for residential use on the City land use plan
Maximum Building Coverage	36% of residential parcel
Signage	According to Master Sign Plan
Loading	2 spaces - 10' x 25'
Minimum Open Space <sup>1</sup>	35%

**Nonresidential Site Specific Design Standards**

Minimum Floor Area for Hotel Room	150 square feet
Minimum Lot Size	15,000 square feet
Minimum Lot Width or Frontage	150 feet

Minimum Lot Depth	100 feet
Maximum Height	7 stories/80 feet
Minimum Open Space	10%
Floor Area Ratio (nonresidential)	1.0
Loading	Phase 1: 1 space 16' x 50'
	Phase 2: To be determined at the time of site plan approval.

### Overall Site Specific Design Standards

General Office, Medical Office and Professional Services Parking 3.0 spaces per 1,000 square feet

Bank Parking 3.5 spaces per 1,000 square feet

Hotel Limited Service Parking 1 space per room

Hotel Full Service Parking 1.25 spaces per room

Residential Parking 1.9 spaces per dwelling unit, including guest spaces

Maximum Height 7 stories/80 feet

Minimum Setback Between buildings 0 feet or as required by Florida Building Code

Parking Space Dimensions 9'x19' including a wheel stop 3 feet from curb or edge of pavement.

9'x16' with additional 3 foot overhang using a "D" curb and

no wheel stops.

Compact spaces may be provided according to City

Engineering standards

Bicycle Parking Bicycle racks to accommodate no fewer than 20 bicycles

EV Charging Outlets Hardware provided for four (4) or more vehicles

Maximum Building Coverage 35%

Recreational Vehicle Storage Not permitted

Signage According to Master Sign Plan as may be revised by the Planning and Zoning Board.

Bufferyards 10' landscaped bufferyard around the perimeter of the

Property except in locations where driveways or pedestrian ways are provided

Setbacks	North	30'
	East	65'
	South	30'
	West	30'

Minimum Sidewalk Width 4'

Minimum Open Space 31%

Impervious Area including vehicular use areas, sidewalks, hardscape 45%

10. The proposed Edison Pembroke MXD will function as a single, multi-building development with shared parking throughout the site. As such, project bufferyards and building setbacks will be required at the perimeter of the +-25 acre site. A conceptual plan has been provided to staff as part of the backup to this file which shows the layout of the proposed buildings and parking on site. All new buildings within this conceptual plan as well as the future master sign plan for this site are subject to City's development review process.

The existing zoning and land use plan designations of the surrounding properties to the subject site are as follows:

North - PCD (Planned Commercial District) Pembroke Pointe / Office Park

East - Southwest 145 Avenue / Residential Multi-family (R-MF) / Low 5 Residential

South - B-2 (Community Business) / Commercial

West - I-75

11. Staff reviewed this zoning text change application and finds that the proposed MXD district as the only zoning designation within the Code of Ordinances which could support the proposed mixture of residential, hotel, bank and office uses of this acreage into a single district. The conceptual plan includes uses which are consistent with the underlying office park land use designations as well as the recent City Commission approved irregular residential designation via Ordinance 1985. Further, the conceptual plan as proposed in the MXD design guidelines, conforms to the following policies of the comprehensive plan:

#### **Future Land Use Element**

Policy 1.5 - Continue to structure higher density near major arterials and open spaces.

Policy 1.7 - Continue to evaluate all land use amendment requests for compatibility with the surrounding development and land uses.

Policy 2.2 - Continue to identify areas to attract major employers, small business enterprises, and high tech/service based economic sectors.

Policy 2.5 - Continue to encourage the location of commercial, industrial and employment centers near public transportation facilities to improve access to employment opportunities.

Policy 8.6 - Encourage new housing, including housing at higher densities toward areas within the City that may be designated in the future as Urban Corridors, Regional Intermodal Facilities and Regional Centers by FDOT and/or other applicable agencies.

Policy 14.2 - Large developments which generate high traffic volumes should be located as much as possible with direct access to mass transit facilities and services.

#### **OBJECTIVE XXIII**

Promote mixed use land development patterns which combine residential and nonresidential uses to achieve an attractive, well integrated, and pedestrian and transit friendly environment through the establishment of residential mixed land use categories within the city and county land use plans.

Policy 23.1 - Provide for residential mixed land use designations which allow a combination of residential, commercial, employment based and other appropriate uses as described in the permitted uses section of the city's Land Use Plan (Section III, (F), FLU Data & Analysis Requirements).

12. The proposed zoning change is reliant upon the concurrent approval and text rezoning applications ZC 2022-03 (Edison MXD Map Rezoning) (Ord 2022-03) and ZC 2022-04 (Pembroke Pointe design guidelines amendment) (Ord 2022-05).

13. The Planning and Zoning Board at its April 28, 2022 meeting voted to transmit this application to the City Commission with a favorable recommendation subject to concurrent approval of ZC 2021-03 (Edison MXD map rezoning) and ZC 2022-04 (Pembroke Pointe PCD design guidelines amendment) 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.

#### **14. The City Commission passed proposed ordinance no. 2022-04 on first reading at the May**

**18, 2022 meeting. The applicant revised the guidelines based on comments from the Commission during first reading. Changes include:**

- **The residential parking ratio for the residential property has been raised from 1.9 parking spaces per unit to 2.0 parking spaces per unit.**
- **The number of electrical vehicle charging stations was increased to 12 and they will be located on the residential and nonresidential portions of the development. New construction will include conduit for future charging stations so that they can be installed easily as demand increases.**
- **Exercise stations were added along the walking trail which is located on the south and west side of the MXD. This trail connects to the one on the Pembroke Pointe PCD.**
- **Maintenance of the exercise stations is specifically referenced in the maintenance section of the MXD.**
- **Up to 5% of new parking areas may utilize compact space dimensions.**

15. Administration recommends adopting proposed ordinance no. 2022-04 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