



## Legislation Text

File #: 2022-03, Version: 2

MOTION TO ADOPT PROPOSED ORDINANCE NO. 2022-03 ON SECOND AND FINAL READING.

PROPOSED ORDINANCE NO. 2022-03 IS AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, AMENDING CHAPTER 155, THE LAND DEVELOPMENT CODE OF THE CITY OF PEMBROKE PINES, BY AMENDING SECTION 155.401, ENTITLED "ZONING MAP," TO AMEND THE CITY'S ZONING DISTRICT MAP TO RE-ZONE AN APPROXIMATE 25-ACRE PARCEL OF LAND GENERALLY LOCATED NORTH OF PEMBROKE ROAD, BETWEEN I-75 AND SOUTHWEST 145 AVENUE, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; RE-ZONING THE PARCEL FROM THE CURRENT ZONING OF PLANNED COMMERCIAL DEVELOPMENT (PCD) TO MIXED USE DEVELOPMENT (MXD); 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., requests consideration to rezone (map amendment) the +- 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).

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. The applicant has committed to \$500 per approved unit for the City's affordable housing trust fund.

5. Two related 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 subject +- 35 acre property to accommodate the Edison residential, hotel, office, and bank

buildings.

- 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.

6. 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

7. Staff reviewed this zoning map change application and finds that the proposed MXD district is the only single zoning designation in the Code of Ordinances which could support the mixture of residential and non-residential uses allowed by the underlying office park and irregular residential land use designations for this property. Staff notes that the properties immediately adjacent to this site, as well other properties along the entire Southwest 145 Avenue corridor, are currently home to a variety of residential (Altis Apartments / Pembroke Cay Townhomes), retail (Shops at Pembroke Gardens), office (Duke Office, Edison Office), hotel (Fairfield Inn) and education (Keiser University / FIU) and conservation uses. Therefore, the proposed rezoning of this site to MXD district, which allows a mixture of similar potential uses would be compatible with the surrounding area.

8. The proposed zoning change is reliant upon the concurrent approval of rezoning applications ZC 2021-01 (Pembroke Pointe rezoning) (Ord 2022-05) and ZC 2022-04 (Edison MXD design guidelines).(Ord 2022-04)

9. The Planning and Zoning Board at its April 28, 2022 meeting voted to transmit this item to City Commission with a favorable recommendation subject to concurrent approval of ZC 2021-01 (Pembroke Pointe rezoning) and ZC 2022-04 (Edison MXD design guidelines) 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. 2022-03 on first reading at the May 18, 2022 meeting.

11. Administration recommends adopting proposed ordinance no. 2022-03 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