



Legislation Text

File #: 22-0571, **Version:** 1

SP 2021-15, Edison Pembroke Residential, generally located on the east side of I-75 and north of Pembroke Road, site plan application. (Joseph)

SUMMARY EXPLANATION AND BACKGROUND: **PROJECT DESCRIPTION / BACKGROUND:**

Dennis Mele, agent for owners Pembroke Parcel 2 Owners LLC and Pembroke 145 Office LLC. (Collectively - TPA Group), requests site plan consideration to build a 350 unit apartment building with associated surface and structured parking, traffic circulation, landscape, and lighting on a vacant parcel generally located north of Pembroke Road, between I-75 and Southwest 145 Avenue.

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.

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 (north office / parking field) has been completed.

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. The approval included a voluntary affordable housing fund commitment of \$500 per unit built to be paid at issuance of building permit.

The City Commission at its June 15, 2022 meeting approved related zoning change applications which permitted the proposed site plan to move forward:

- ZC 2021-01 - A related zoning text change to create MXD design guidelines for the subject +- 25 acres to accommodate the Edison residential, hotel, office, and bank buildings.
- 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.
- 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.

The approval of the zoning change applications above included a voluntary commitment by the applicant of \$500,000 toward future city roadway improvements prior to issuance of a building permit.

The City Commission will be considering a plat note change to the Duke Pembroke B plat on August 17, 2022 to assign the 350 residential units to this plat. Should the City Commission approve the plat note change as requested then the applicant will have obtained all necessary planning related entitlements for consideration of this site plan. Therefore, City Commission approval of the Duke Pembroke B plat and recordation of the delegation request will be conditioned upon approval.

BUILDINGS / STRUCTURES:

The applicant proposes a seven story 72 feet high, 350 unit apartment building with accessory attached parking structure (7 levels - 58 feet high to roof parking level). The proposed apartment will consist of the following unit mix:

- 158 one bedroom units

- 2 unit types
 - Unit Area: 750-751 SF
- 179 two bedroom units
 - 5 unit types
 - Unit Area: 1,120 - 1,153 SF
- 13 three bedroom units
 - 1 unit type
 - Unit Area: 1,389 SF

The proposed apartment building units will be oriented to the east side of the lot with the attached parking garage to the west. This orientation utilizes the garage as a buffer to the residents and the activity along Interstate 75.

The applicant proposes the following color selections for the building and parking garage:

- Main Stucco - SW 7006 - Extra White
- Accent Colors-
 - SW 7649- Silverplate
 - SW 7674 - Peppercorn
 - SW 7069 - Iron Ore
 - SW 7003 - Touque White
 - SW 6252 - Ice Cube
- Stone Veneer - Beige
- Picket Railing (Balconies) - Silver

Open areas of the garage will be screened by wire mesh which provides necessary air ventilation for the use.

City Commission review of this project is required for this site per City Code for the following reasons:

- Building exceeds 50 feet and height
- Site plan consideration within a planned district (MXD)

Access to this site will remain through the existing main driveway on Southwest 145 Avenue as well as cross access with the office building site to the north. Main access to the building will be

through the east elevation. The applicant provides for a drop off lane at the main entrance of the apartment building for the convenience of residents and guests.

Staff notes that driveways currently interconnect the parking fields of the existing developments along the west side of the Southwest 145 Avenue corridor from Pines Boulevard to Pembroke Road. This includes the parking fields of the Shops at Pembroke Gardens, Pembroke Pointe office, Edison office, Fairfield Hotel, and Keiser University.

PARKING:

The applicant will provide 2,082 parking spaces in total upon completion of phase 1 of the Edison MXD where 1,690 parking spaces are required for the office and residential buildings for the entire Edison MXD. The parking will be distributed based on the following:

Residential site:

- 859 parking spaces in the structured parking garage.
 - 6 spaces within the parking garage will contain EV units.
 - Additional 6 spaces within the parking garage will contain conduit for future EV use.

The general public will be permitted to park on the ground floor of the structured parking garage. A gate arm will be provided on the second floor of the parking garage for security purposes. Access to floor 2 and above of the parking garage will be limited to apartment tenants and Edison office employees.

- 349 surface parking spaces on residential / southern office parking field

Office site:

- 874 surface spaces for the office park parcels to the north

Of the total number of spaces provided in the Edison MXD property the following spaces will be reserved for specific use:

- 50 ADA spaces
- 29 surface spaces (office parcels) will be reserved for car pool.
- 46 spaces (office parcels) will be reserved for fuel efficient vehicles

As a portion of the required parking for the office use is being provided on the residential site, the applicant has agreed to enter into a shared parking / access agreement between the residential

and office properties within the Edison MXD. This agreement will be required to be recorded prior to issuance of a building permit for the residential project.

SIGNAGE:

The applicant will be required to submit a master sign plan for both the residential and office parcels to the Planning and Zoning Board at a later date. No signs are being considered at this time.

LANDSCAPING:

The following landscape is being proposed for this site:

- Installation of 232 trees, 232 palms, 5160 shrubs and 8621 groundcovers. Primary species of trees include, Gumbo Limbo, Green Buttonwood, crape myrtle and Live oak. Primary species of palms include Sabal palm, Solitaire palm, and Alexander palm. Primary species of shrubs and groundcover include Pink Muhly grass, Philodendron, Horizontal Cocoplum, Blueberry Flax lily, Green Island Ficus and Boston fern.

OTHER SITE FEATURES:

Edison residential site will be illuminated by a series of black full cut off LED fixtures mounted atop 20-25 foot concrete poles. Parking structure lighting will be required to be recessed into the ceiling of each floor. The parking structure roof has been designed with full cut off fixtures mounted on 20 foot poles. The light poles on the roof are located internal to the roof parking field in order to minimize their visual impact on adjacent properties.

The proposed apartment site will contain several common areas for the enjoyment of its residents. Among those areas include:

- A landscaped courtyard with seating located on the western interior of the apartment building.
- A pool and deck area with recreational grassed areas, trellis seating and BBQ facilities near the main entrance to the development.
- A dog park on the southwest corner of the site.

In addition the developer will provide a mulch fitness path on the west side of the property running north/south adjacent to I-75 and then continuing in an easterly direction along the south

property line. This will be a continuation to the approved path system to the north.

Garbage will be stored in a designated trash room at the southwest corner of the residential building, just south of the parking garage. WASTEPRO has reviewed the trash pickup location and has no objections to service.

ECONOMIC IMPACT / SUSTAINABILITY:

The applicant provides an Economic Analysis as part of this project. The developer expects the total cost of the project to be \$113,000,000 which includes land, design, soft costs and construction. Estimated taxes generated will be over \$1.8 million annually. The applicant also expects the construction of this apartment to generate 438 jobs.

The applicant also provides a sustainability statement as required by City Code. The applicant intends to attain a minimum bronze rating for the residential building through the National Green Building Standards. In addition, the applicant provides a list of sustainable materials / techniques in the backup. Items of note include the following:

1. Electric Vehicle 'EV' charging stations
2. Tree Preservation and relocation of larger trees on site.
3. SEER 15 AC equipment or better
4. Reflective White roof to reduce heat island
5. High LRV color pallet to reduce heat gain
6. ENERGY STAR appliances
7. High Efficiency Lighting
8. Low-flow toilets, shower fixtures and faucets
9. Use of drought tolerant plant material
10. Water Sense or similar irrigation controller
11. Use of Low VOC products inside the building air barrier
12. MERV 8 filters to improve indoor air quality
13. Multi-use path or trail
14. Transit stop adjacent to the property and future shuttle stop
15. Recycling C&D Waste Hauler

STAFF RECOMMENDATION:

Transmit the proposed site plan to City Commission with a favorable recommendation subject to the following:

1. City Commission approval of the building exceeding 50 feet in height and for development within a planned MXD district.
2. Recordation of a shared parking / access agreement between the residential and office uses within the MXD.
3. City Commission approval and recordation of the Duke Pembroke B plat note change prior to issuance of a building permit.
4. Applicant to submit a master sign plan for Planning and Zoning Board review at a later date. Master sign plan approval will be required prior to issuance of new sign permits.