



Legislation Text

File #: 23-0022, Version: 1

ZC 2022-0005, the purpose of this item is to transmit a recommendation to the City Commission, at the request of the City of Pembroke Pines, a zoning text change to the **Pembroke Pines City Center Mixed Use Development (MXD District) Design Guidelines**, providing for the following:

1. The creation of a medical district with associated use and development criteria with assignment of associated medical district zoning designation to the former City Hall Parcel. (AKA: Block 7 of City Center).
2. Allowance of future, age restricted housing with associated development criteria on a portion of City Center (AKA: Block 8 of City Center).
3. Minor updates throughout the document to reflect the new development proposed.

Referenced changes impact a portion of the City Center property generally located at the southwest corner of Pines Boulevard and Palm Avenue (Pembroke Pines City Hall Plat), containing approximately 15 acres more or less. The proposed text changes will amend the Pembroke Pines City Center (MXD) design guidelines which contain a total 161.36 acres more or less. (Joseph)

(This will be heard as regular agenda item number 5.)

SUMMARY EXPLANATION AND BACKGROUND:

PROJECT DESCRIPTION / BACKGROUND:

Dennis Mele, agent for property owner, Davie Medical Center, LLC, submitted an application to amend the existing development guidelines for the Pembroke Pines City Center Mixed Use Development (MXD) guidelines. The applicant requests the following amendment to the existing design guidelines:

1. The creation of a Medical District within the MXD associated uses and development criteria.
 - a. MXD District will allow the following uses:

B-3 zoning district are permitted in the Medical District. Specifically, general office, medical office, specialty medical use, standalone emergency room, research and development, and support services and retail for these uses are permitted in the Medical District.

2. Designation of the Medical District within Block 7 of City Center (Pembroke Pines City Hall plat north - former City Hall site).
3. The creation of block 8 of City Center (Pembroke Pines City Hall plat south)
 - a. Acknowledgement of 150 assisted living facility within this block (Providence Living under construction).
 - b. Assignment of 150 dwelling units, of which 80% are age restricted, on block 8.
 - c. Associated Intensity and Dimensional Standards (Table 13c)
4. Removal of self-storage and service station use and standards within the Community Commercial District.
5. General updates to reference Ordinances and zoning district names throughout the document to be consistent with the approved Land Development Code re-write of 2021.
6. Exhibits Page: Revised accordingly to provide a revised master plan and specific legal description for the Medical District and assignment of senior housing parcels.

City Center guidelines were first approved via Ordinance 1519 on August 3, 2005. The guidelines were adopted on the following dates:

- October 2013 via Ordinance 1762 - Addition of Urban Village District (Block 5)
- February 2017 via Ordinance 1867 - Establish New Residential Guidelines (Block 6)

The City Commission at its August 3, 2022 meeting voted to approve the ninth amendment to the purchase and sale agreement for City Center, which allowed Pines and Palm Ave 2022, LLC (FKA Terra World Investments, LLC) to purchase the subject property. Pines and Palm Ave 2022, LLC. (FKA Terra World Investments, LLC) later transferred ownership to Davie Medical Center Inc, for the purposes of developing medical uses on the property. The proposed amendment to the Pembroke Pines City Center (MXD) guidelines will allow for the developer to develop medical uses on the property as contemplated by the owner. The applicant will be required to submit a site plan through the development review process prior to construction.

STAFF RECOMMENDATION:

Transmit this application to the City Commission with a favorable recommendation.