

# Pembroke Road Mixed-Use

## 219 Pembroke Road

Major Development Review | Redevelopment Area  
Modifications (RAMs) | Variances

Application No. DB-23-03510 | RD-23-03514 | V-25-00875



**City Commission**  
**April 9, 2025**

Department of Sustainable Development (DSD)

# Aerial View

Applicant:  
**SAG Development, LLC**

Project:  
**Pembroke Road Mixed-Use**

Location:  
**219 Pembroke Road**





# Zoning Map

Applicant:  
**SAG Development, LLC**

Project:  
**Pembroke Road Mixed-Use**

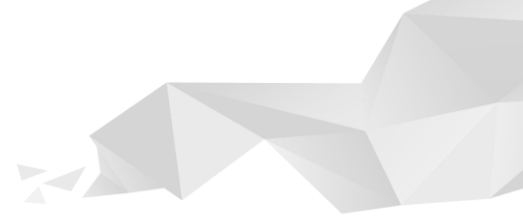
Location:  
**219 Pembroke Road**

Zoning: **West RAC – Pembroke Road and  
RD-12**





# Existing Conditions



**NW 3 Avenue**



**NW 2 Avenue**



**NW 10 Street**



**Pembroke Road**

# Request



## **1. Major Development Review approval:**

Mixed use development consisting of consisting of 116 residential units and approximately 7,500 sq. ft. of commercial space

## **2. Redevelopment Area Modifications (RAMs):**

- a) Section 32-203(c)(2) to waive the requirement that parking spaces shall be designed in a way to permit vehicle entry and exit in one continuous forward motion without using a vacant space to turn around.
- b) Section 32-202(a)(3) to waive the width and depth proportion requirement for civic open spaces.

## **3. Variances:**

- a) Section 32-144(d) relative to the required front yard setback in RD-12
- b) Table 32-160.d relative to the required rear yard setback in West RAC – Pembroke Road subdistrict.
- c) Section 32-194 (d) (1) relative to the required transparency of building facades.
- d) Section 32-384 (a) relative to the minimum landscape requirement.

# Applicant's Proposal

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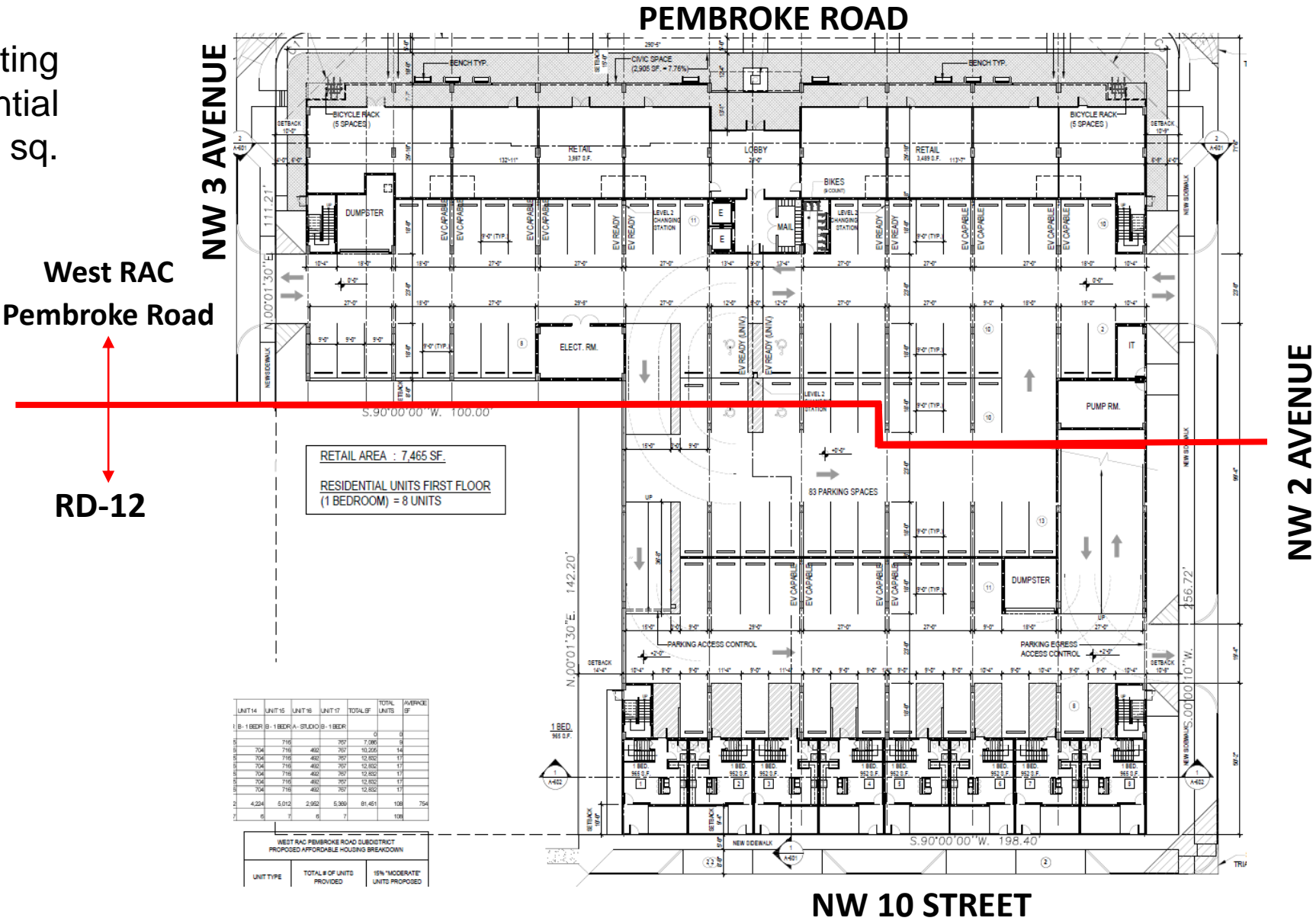


1. 1.49 acres, is comprised of multiple vacant commercial and residential lots
2. 116 residential units and approximately 7,500 sq. ft. of commercial on the ground floor along Pembroke Road.
3. Eight stories along Pembroke Road that transitions down to two stories into the RD-12 district.
4. 108 residential units are proposed within the portion of the building along Pembroke Road and 8 residential units are proposed along NW 10 Street.
5. Two-story parking garage with 179 parking spaces ( including EV ready and capable spaces) whereas 174 parking spaces are required
6. For the portion on the building located along Pembroke Road, County Bonus units are requested for a total of 28 bonus and affordable units. This results in approximately 112 dwelling units per acre.
7. Total of 17 "moderate level income" affordable unit
8. The proposed development features residential amenities that include a pool deck, short/long term bicycle storage, and a multipurpose space.



# Site Plan

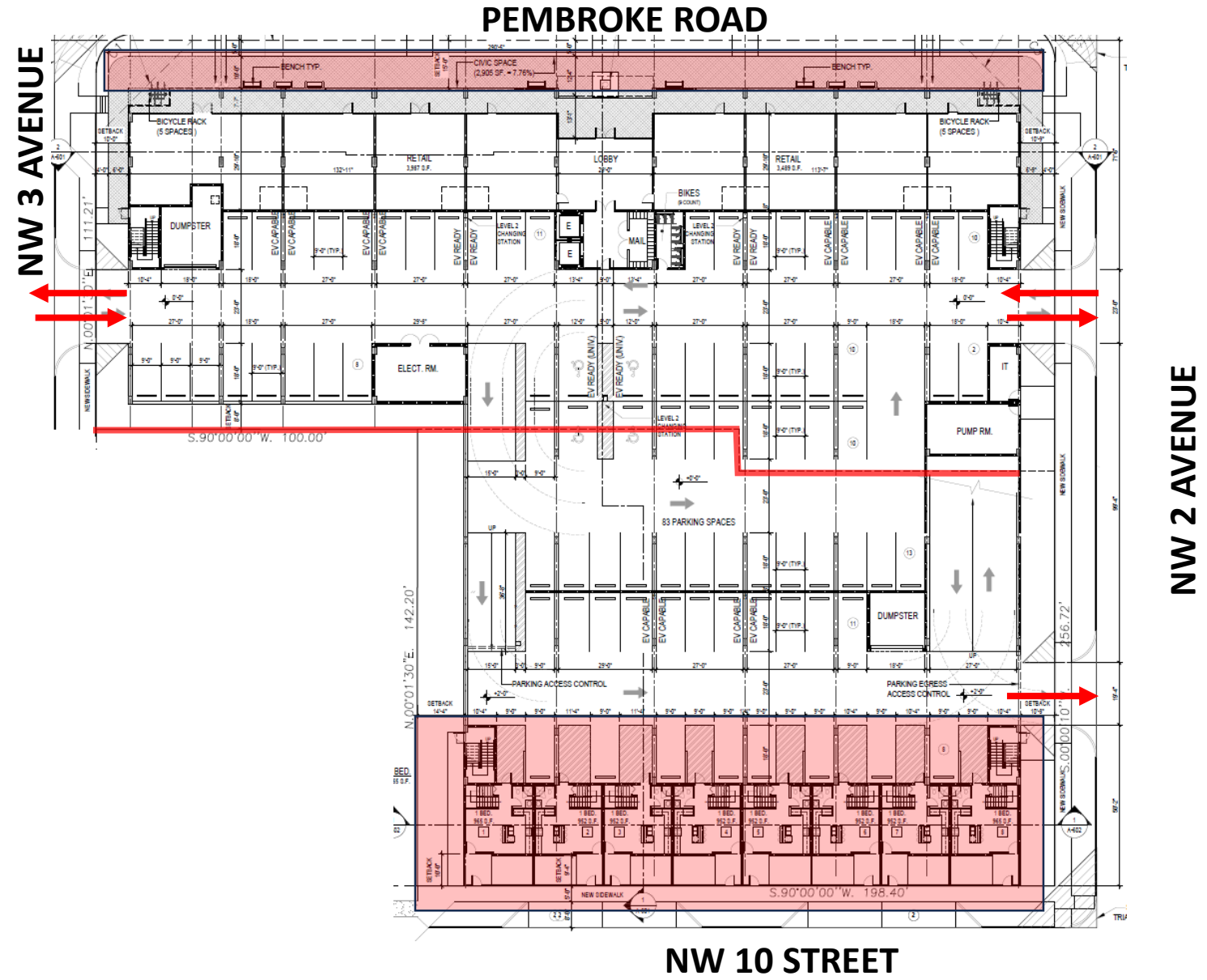
Mixed use development consisting of consisting of 116 residential units and approximately 7,500 sq. ft. of commercial space



# Site Plan

Mixed use development consisting of 116 residential units and approximately 7,500 sq. ft. of commercial space

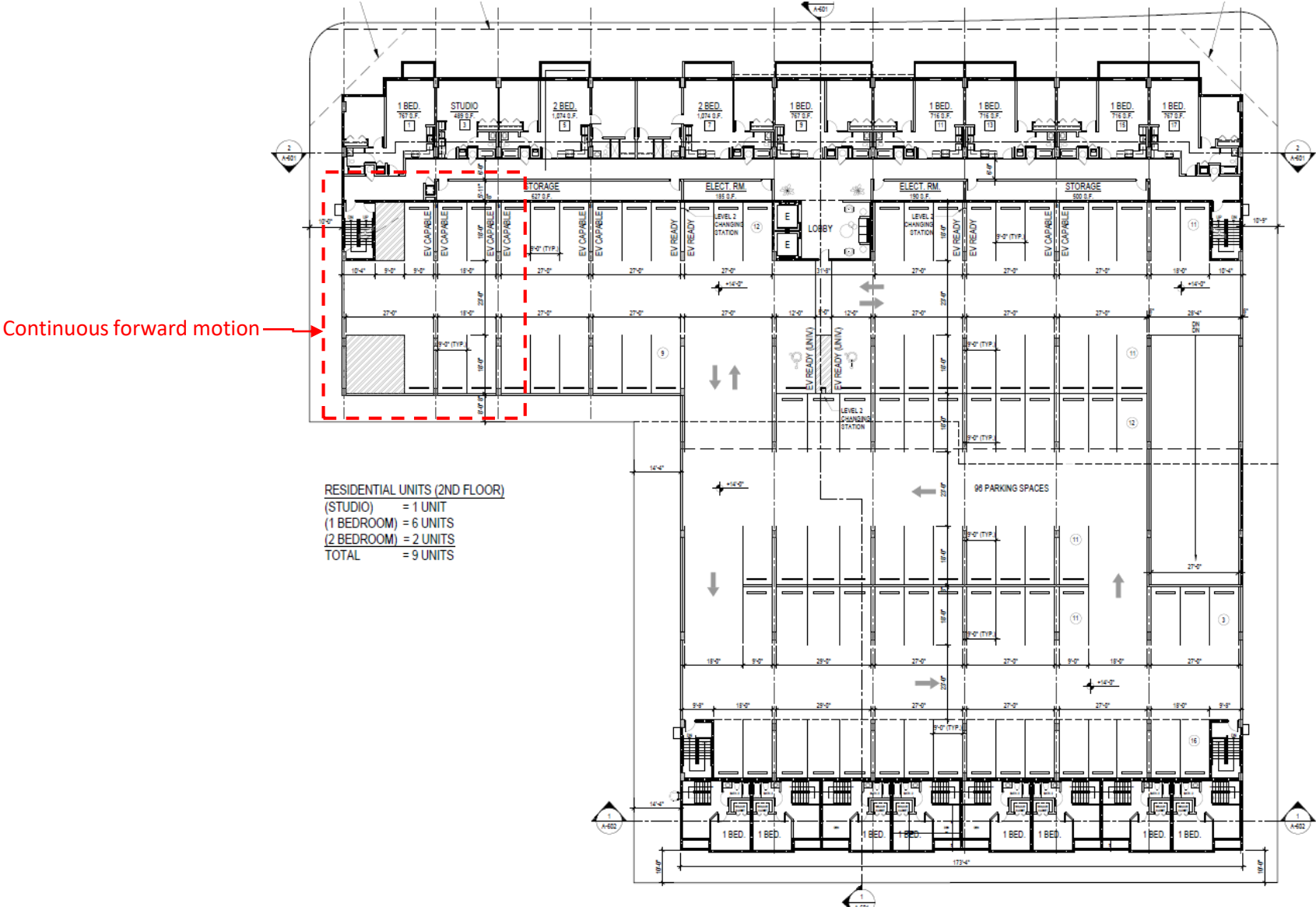
- Access is provided along NW 3 Avenue and NW 2 Avenue
- Civic Open Space: Approx. 7.7%
- Commercial on the ground floor along Pembroke Road.
- First Level of 8-unit residential along NW 10 Street



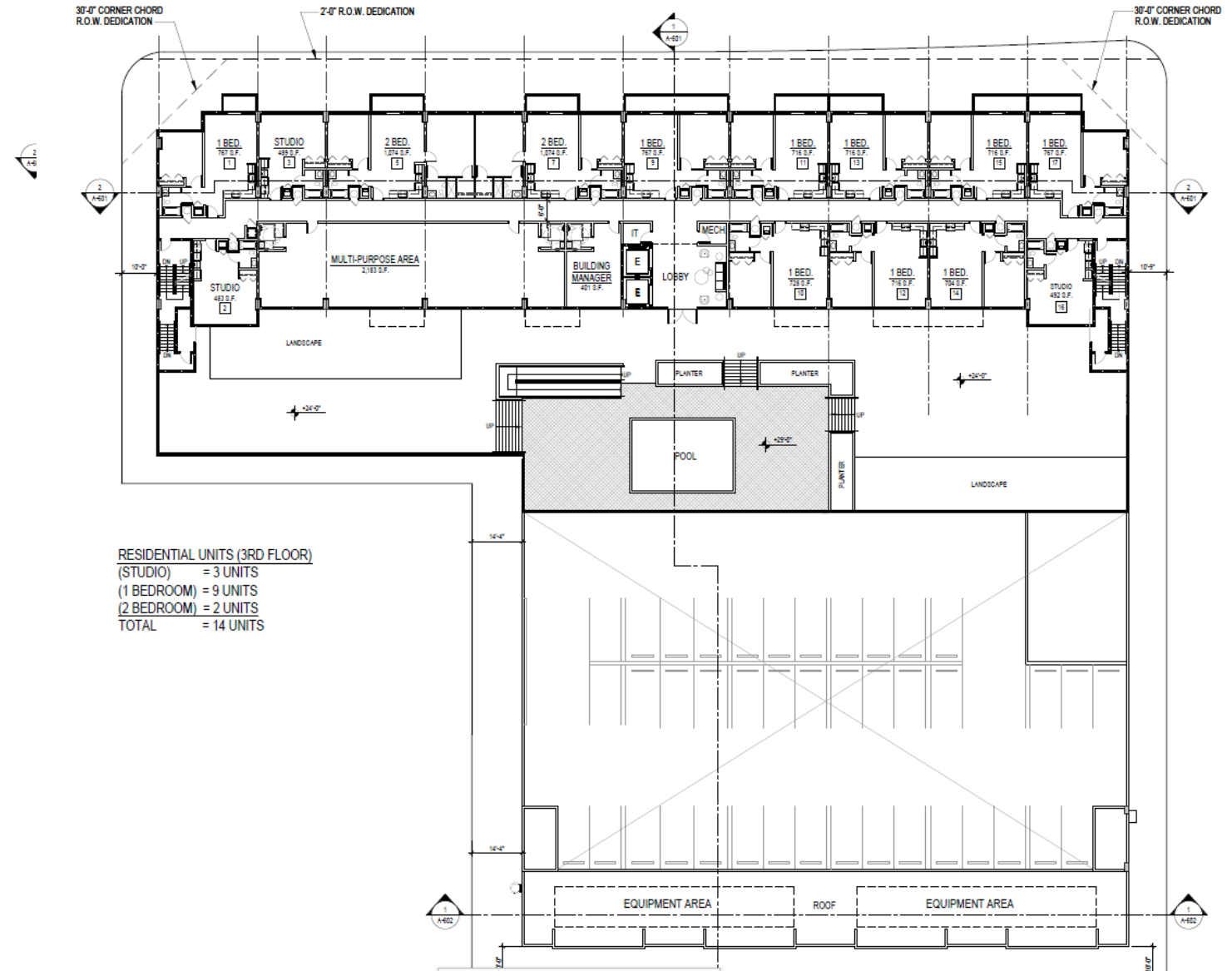


# Site Plan

## Second Story



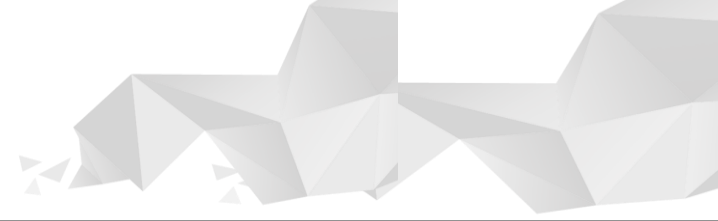
### Third Story



<b>RESIDENTIAL UNITS (4TH-8TH FLOORS)</b>	
<b>(STUDIO)</b>	<b>= 4 UNITS x 5 = 20 UNITS</b>
<b>(1 BEDROOM)</b>	<b>= 9 UNITS x 5 = 45 UNITS</b>
<b>(2 BEDROOM)</b>	<b>= 4 UNITS x 5 = 20 UNITS</b>
<b>TOTAL</b>	<b>= 17 UNITS x 5 = 85 UNITS</b>



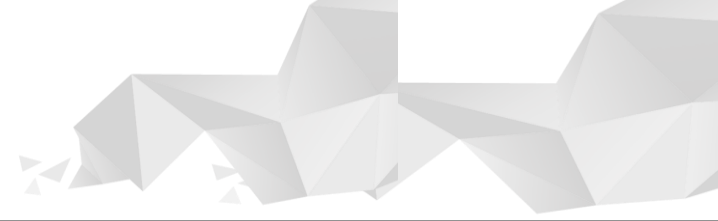
# Rendering



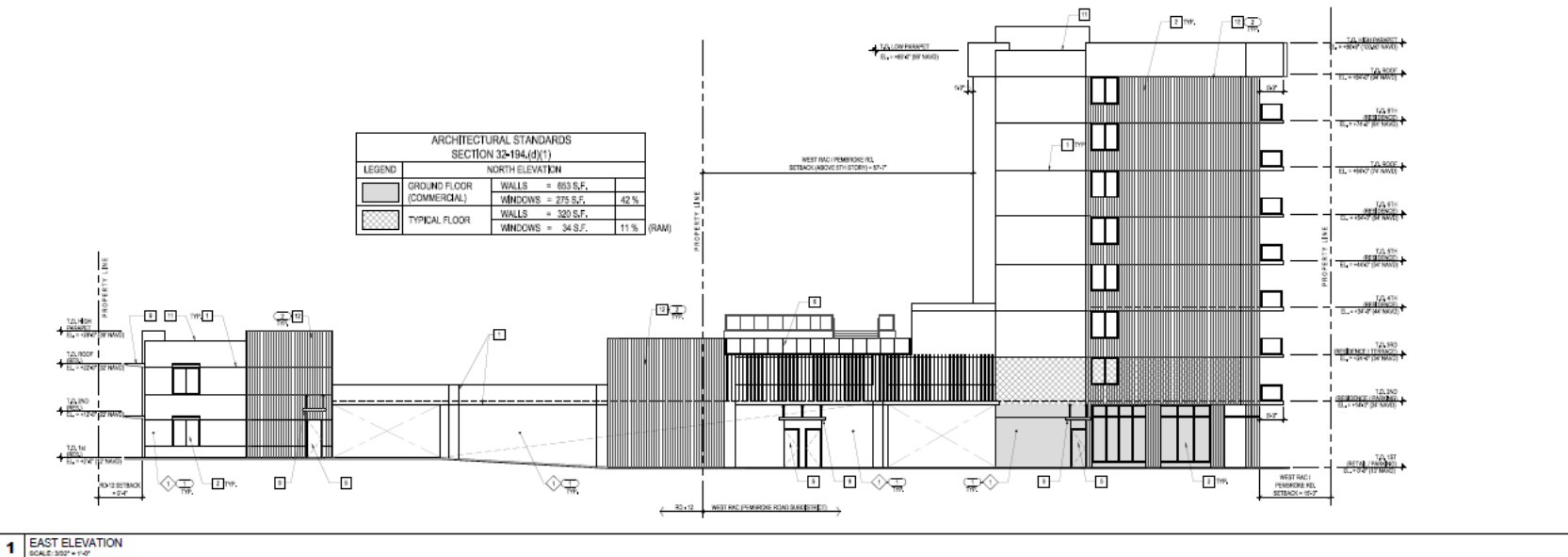
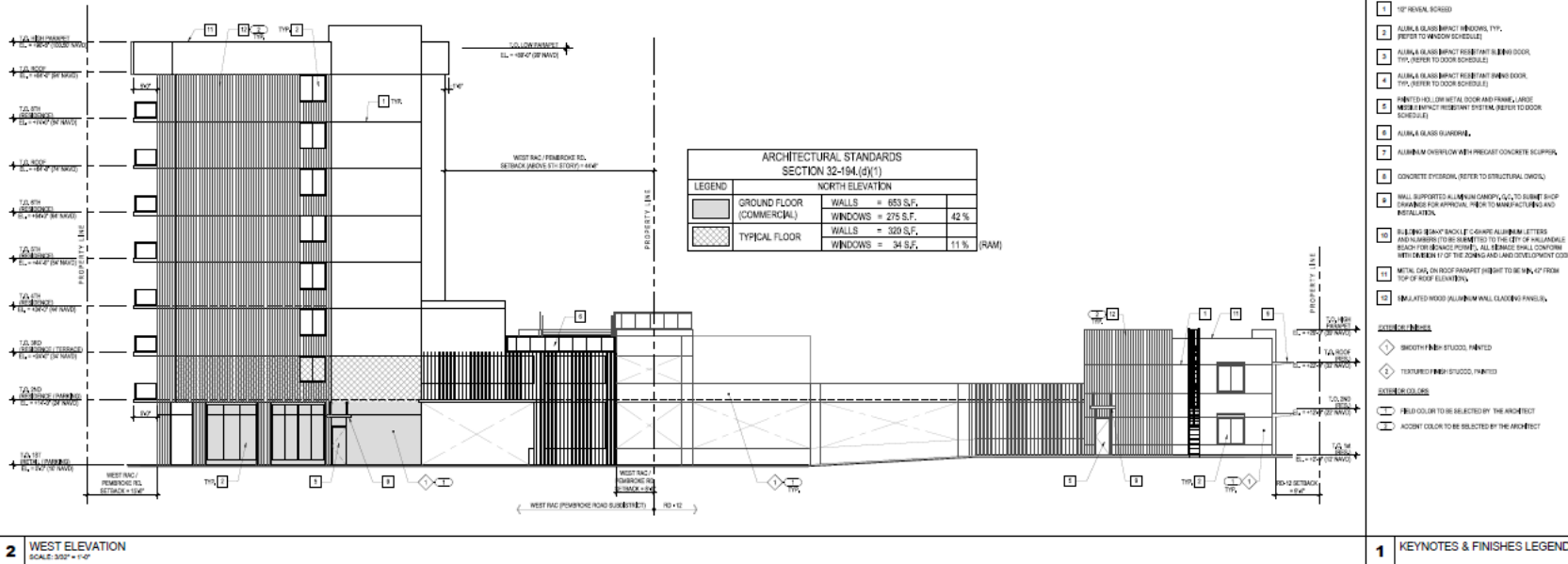


# Rendering

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# Elevation





# RAMs and Variances



Waiver/Variance	Required/Allowed	Proposed	Deficiency
Civic Open Space Proportion	Depth is no more than 2.5 times the width, and the width is no more than 5 times the depth	RAM to waive configuration	-
Continuous forward motion	Parking spaces shall be designed to permit entry and exit in one continuous forward motion without vacant space to turn around	RAM to waive requirement	-
Rear Setback within West RAC-Pembroke Road	20 feet adjacent to residential	Variance to reduce to 8 feet	12 feet
Front Setback within the RD-12	20 feet	Variance to reduce to approx. 9 feet	Approx. 11 feet
Transparency requirement on East and west facades within the West RAC – Pembroke Road subdistrict.	20 %	Variance to reduce to 11 %	9 %
Landscape Area within RD-12	30 %	15.82 %	Approx. 15 %

# Bonus Units Allocation



## Bonus Units Allocation

The Applicant is requesting to allocate **an additional 28 units, whereas four (4) of those units will be set aside as affordable units for the moderate-income group. This results in approximately 112 dwelling units per acre.**

Staff finds that the proposed allocation of a total of 28 bonus and affordable housing units is compatible with existing and future land uses and other land development regulations and that there are adequate public facilities and services in place to accommodate the units. As required, Staff conditions that prior to permit issuance, a restrictive covenant, in a form acceptable to the City be provided guaranteeing that the affordability of the bonus units for the affordable income groups described above be maintained for a period of at least thirty years and that affordable housing units shall be proportionately distributed amongst unit types and sizes throughout the building.

# Findings

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## **Major Development Review Application No. DB-24-04402**

The application was reviewed and found compliant with standards and criteria per Section 32-787. Staff recommends the subject to conditions.

## **Variances Application No. V-25-00875**

The application was reviewed and found generally compliant with standards and criteria per Section 32-965.

## **Redevelopment Area Modification (RAM) Waiver Application No. RD-23-03514**

The application was reviewed and found compliant with standards and criteria per Section 32-135.

## **Bonus Unit Allocation**

The application was reviewed and found compliant with standards and criteria per Broward County Land Use Policy 2.16.3.



# Proposed Conditions

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1. Payment of the City's water impact fee as calculated at time of building permit.
2. Payment of the City's sewer impact fee as calculated at time of building permit.
3. Payment of the City's impact fees in the amount of as calculated at time of building permit.
4. Compliance with the Green Building requirements of the NGBS-Gold certification or another recognized green building agency as determined by the City.
5. The Applicant shall contract with the City for roll-out service by the Sanitation Division for servicing the dumpster/trash disposal.
6. Prior to the issuance of the building permit, a declaration of restrictive covenant, in a form acceptable to the city attorney, shall be recorded in the public records of Broward County, Florida, guaranteeing 17 affordable residential units for the moderate-income group (120% Average Median Income) in compliance with Policy 2.16.3 of the Broward County land use plan. These units must be maintained for a period of at least 30 years for rental housing and at least 30 years for owner occupied housing and that affordable housing units shall be proportionately distributed amongst unit types and sizes throughout the building.

# Proposed Conditions

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7. Affordable units shall be available before or concurrently with bonus units and the quality of finishes and fixtures for affordable housing units shall be identical to the quality of finishes and fixtures for market rate units.
8. Residential units, including affordable housing units, shall be made available to City residents or employees for a period of 4 weeks following the City's published notice through the City's website as soon as units are available.
9. Prior to the issuance of the building permit, a Unity of Title, in a form acceptable to the city attorney, shall be recorded in the public records of Broward County, Florida.
10. Prior to the issuance of the building permit, the Applicant shall work with DSD to obtain approval for the final design of proposed garage screening.
11. Prior to the issuance of the certificate of occupancy, Applicant shall work with DSD to obtain approval for the final design of the public art installation.
12. Prior to the issuance of the Building Permit, the Applicant shall provide the right-of-way dedication as illustrated on the plans along Pembroke Road in a form acceptable to the City Attorney.
13. Limited delivery hours and loading or moving operations shall be coordinated by building administration and shall not occur within the public right of way.

# Recommendations

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**Staff recommends that the City Commission consider the requests for Major Development Plan approval, RAMs, and variances with the aforementioned conditions for consideration**



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