

There were no other nominations for Vice Chair.

On a motion by Member Gonzalez, seconded by Member Girello, to reappoint Vice Chairman Jacob, the following vote was recorded:

AYE: Chairman Rose
Members Boisvert, Girello, Gonzalez

NAY: None

Motion Passed

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted.

APPROVAL OF MINUTES:

On a motion by Member Girello, seconded by Member Boisvert, to approve, the minutes of the November 9, 2017 meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Boisvert, Girello, Gonzalez

NAY: None

Motion Passed

NEW BUSINESS:

PUBLIC HEARINGS AND REGULAR ITEMS:

1. **ZC 2017-03**, the purpose of this Public Hearing is to consider, at the request of Pembroke 145 Office, LLC, amending the Planned Commercial Development (PCD) Guidelines for the **Pembroke Pointe** (ZC 2017-03) property generally located east of I-75 between Pines Boulevard and Pembroke Road. The proposed change amends the Design Guidelines to allow for the development of a new building type on site.

Chairman Rose noted for the record that regular agenda item number 5 is related to this Public Hearing item and regular agenda item number 2. He stated that the petitioner may present for all of the items at this time and regular agenda item number 5 will be voted on at the conclusion of the Public Hearing and regular agenda item number 2.

It was the consensus of the Planning and Zoning Board to hear the Public Hearing and

regular agenda item number 2 and 5 at this time.

Chairman Rose stated the purpose of this Public Hearing is to consider, at the request of Pembroke 145 Office, LLC, amending the Planned Commercial Development (PCD) Guidelines for the Pembroke Pointe (ZC 2017-03) property generally located east of I-75 between Pines Boulevard and Pembroke Road. The proposed change amends the Design Guidelines to allow for the development of a new building type on site.

The following staff report was entered for the record:

Greenspoon Marder, agent for the owner, is requesting approval to modify the design guidelines to the Pembroke Pointe Planned Commercial District (PCD) Business) for the approximate 36-acre parcel located on the east side of I-75, between Pines Boulevard and Pembroke Road.

History

Duke Realty received City Commission approval for the existing design guidelines and associated site plan for the Pembroke Pointe property in 2008. The original plan contemplated the construction of four, four story office buildings. To date, only one of those buildings was built with associated signage, parking, and traffic circulation. Duke has since sold the southern portion (+-25 acres) to the TPA Group who is intending to build offices of a different design.

Proposed Changes

The applicant contemplates to amend the PCD guidelines in order to build two three story office buildings with courtyard and amenity building. The applicant proposes to amend only a portion of the guidelines and has been working with staff to retain continuity with the Duke building.

The following general design guideline changes are proposed as part of this application.

- Page 1-1, 2-1, 3-1 – Revised description of project to reflect proposed building types and property delineations.
- Page 3-2, 6-3 – Parking space criteria removed as the parking size and parking landscape criteria as those criteria are now in line with the City's

- most recent parking updates to City Code.
- Page 3-3 – Approved private shuttle commitment to and from Shops at Pembroke Gardens will be delivered when building C is 50% occupied.
- Page 4-1, 4-2 – Temporary signage has been reduced and due to the reduction of the number of buildings proposed within the PCD. Minor changes to sign criteria to acknowledge additional building ownership (other than Duke). Accessory buildings (clubhouse) shall be permitted up to one sign per elevation at 40 square feet each sign.
- Page 6-1 – Applicant wishes to incorporate certain landscape materials which drop fronds (Ex. Royal Palms).
- All exhibits have been updated to reflect the revised conceptual site plan, new building elevations with signs, and new LED lighting fixtures being introduced to the site.

The Edison Pembroke Pines (SP 2017-19) site plan, consistent with the proposed PCD guideline revisions, is being heard concurrently at tonight’s meeting.

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

Alicia Lewis, attorney representing the petitioner, addressed the Planning and Zoning Board. She gave a Power Point presentation of the proposed zoning change along with the site plan application request.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against these items. No one wished to speak.

On a motion by Vice Chairman Jacob, seconded by Member Girello, to close the Public Hearing, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Boisvert, Girello, Gonzalez

NAY: None

Motion Passed

2. **ZC 2017-03**, the purpose of this item is to transmit a recommendation to the City Commission, at the request of Pembroke 145 Office, LLC, to amend the Planned Commercial Development (PCD) Guidelines for the **Pembroke Pointe** (ZC 2017-03) property generally located east of I-75 between Pines Boulevard and Pembroke Road. The proposed change amends the Design Guidelines to allow for the development of a new

building type on site.

Chairman Rose stated the purpose of this item is to transmit a favorable recommendation to the City Commission, at the request of Pembroke 145 Office, LLC, to amend the Planned Commercial Development (PCD) Guidelines for the Pembroke Pointe (ZC 2017-03) property generally located east of I-75 between Pines Boulevard and Pembroke Road. The proposed change amends the Design Guidelines to allow for the development of a new building type on site.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob, Member Gonzalez

The following member of staff spoke:

Joseph Yaciuk, Planning Administrator

The following members of the public spoke:

Alicia Lewis, attorney representing the petitioner
Danny Gordon, architect representing the petitioner
Stephen Botek, engineer representing the petitioner

On a motion by Member Girello, seconded by Member Gonzalez, to transmit, as recommended by staff, the Pembroke Pointe (ZC 2017-03), to the City Commission with a favorable recommendation, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Boisvert, Girello, Gonzalez

NAY: None

Motion Passed

CHANGE ORDER OF BUSINESS:

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

5. **SP 2017-19, The Edison Pembroke Pines Building**, generally located west of SW 145 Avenue between Pines Boulevard and Pembroke Road, site plan application.