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**PLANNING AND ZONING BOARD/  
ARCHITECTURAL REVIEW BOARD**  
Thursday, April 28, 2022, 6:30 p.m.  
Charles F. Dodge City Center  
601 City Center Way, Pembroke Pines, FL

Pursuant to Florida Statutes Chapter 286.011, notice is hereby given that one or more City Commissioners may be present at this meeting.

THIS MEETING WILL BE CONDUCTED IN PERSON. DUE TO RECENT CHALLENGES PRESENTED BY THE COVID-19 WORLD-WIDE PANDEMIC, RECOMMENDED ADHERENCE TO THE HEALTH AND SAFETY GUIDELINES OF THE CENTERS FOR DISEASE CONTROL (CDC) WITH REGARD TO FACE COVERINGS AND SOCIAL DISTANCING TO KEEP THE PUBLIC, AND STAFF SAFE, IS OBSERVED, AND MAY BE AMENDED AND MODIFIED FROM TIME TO TIME.

**A-G-E-N-D-A**

**MEETING CALLED TO ORDER**

**ROLL CALL**

**ORGANIZATIONAL:**

Selection of Chair

Selection of Vice Chair

**SUBMISSION OF LOBBYING DISCLOSURE FORMS:**

**MINUTES:**

April 14, 2022

**NEW BUSINESS:**

**CONSENT AGENDA:**

1. **MSC 2021-01, Park Place Pocket Park**, 1350 St Charles Place, removal of 3 existing tennis courts and replacement with a pocket park, miscellaneous application. (Cole)
2. **MSC 2021-24, BP Gas Station**, 1650 N University Drive, paint, signage, and re-imaging modifications to an existing gas station, miscellaneous application. (Cole)

**NEW BUSINESS:**

**PUBLIC HEARINGS / REGULAR ITEMS:**

3. **ZC 2021-01**, the purpose of this Public Hearing is to consider, at the request of the Pembroke Parcel 2 Owner LLC and Pembroke 145 Office LLC, a zoning text change to establish Mixed Use Development design guidelines for the **Edison Pembroke**. The proposed zoning text change will include the assignment of the “office and residential” design guidelines, for the property generally located north of Pembroke Road, between SW 145 Avenue and I-75, containing approximately 25 acres more or less. (Joseph)

(This will be heard as regular agenda item number 4.)

4. **ZC 2021-01**, the purpose of this item is to transmit a recommendation to the City Commission, at the request of the Pembroke Parcel 2 Owner LLC and Pembroke 145 Office LLC, a zoning text change to establish Mixed Use Development design guidelines for the **Edison Pembroke**. The proposed zoning text change will include the assignment of the “office and residential” design guidelines, for the property generally located north of Pembroke Road, between SW 145 Avenue and I-75, containing approximately 25 acres more or less. (Joseph)

5. **ZC 2022-03**, the purpose of this Public Hearing is to consider, at the request of the Pembroke Parcel 2 Owner LLC and Pembroke 145 Office LLC, a zoning map change from Pembroke Pointe Planned Community District (PCD) to Mixed Use District (MXD) for the purpose of facilitating the additional residential dwelling units to the existing office development (ZC 2022-03) property, generally located north of Pembroke Road between SW 145 Avenue and I-75, containing approximately 25 acres more or less. (Joseph)

(This will be heard as regular agenda item number 6.)

6. **ZC 2022-03**, the purpose of this item is to transmit a recommendation to the City Commission, at the request of the Pembroke Parcel 2 Owner LLC and Pembroke 145 Office LLC, a zoning map change from Pembroke Pointe Planned Community District (PCD) to Mixed Use District (MXD) for the purpose of facilitating the additional residential dwelling units to the existing office development (ZC 2022-03) property, generally located north of Pembroke Road between SW 145 Avenue and I-75, containing approximately 25 acres more or less. (Joseph)

7. **ZC 2022-04**, the purpose of this Public Hearing is to consider at the request of the Pembroke Parcel 2 Owner LLC and Pembroke 145 Office LLC, a zoning text change to modify the design guidelines for the Pembroke Pointe Planned Commercial District (PCD). The proposed zoning text change will result in the reduction of the original PCD size from +-35 acres to +-10 acres. Text modifications to the existing design guidelines to accommodate the new parcel size and configuration, for the property generally located north of Pembroke Road, between SW 145 Avenue and I-75. (Joseph)

(This will be heard as regular agenda item number 8.)

8. **ZC 2022-04**, the purpose of this item is to transmit a recommendation to the City Commission, at the request of the Pembroke Parcel 2 Owner LLC and Pembroke 145 Office LLC, a zoning text change to modify the design guidelines for the Pembroke Pointe Planned Commercial District (PCD). The proposed zoning text change will result in the reduction of the original PCD size from +-35 acres to +-10 acres. Text modifications to the existing design guidelines to accommodate the new parcel size and configuration, for the property generally located north of Pembroke Road, between SW 145 Avenue and I-75. (Joseph)

**ITEMS AT THE REQUEST OF THE BOARD:**

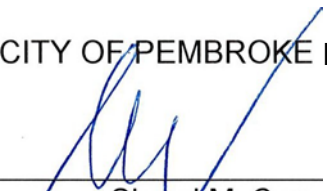
9. Discussion and possible action on transmittal of the **Annual Board Report** to the City Commission. (Chairman Rose)

**ITEMS AT THE REQUEST OF STAFF:**

10. Discussion and possible action on future meeting dates / schedules.

**ITEMS AT THE REQUEST OF THE PUBLIC:**

**ADJOURNMENT:**

CITY OF PEMBROKE PINES  
  
\_\_\_\_\_  
Sheryl McCoy  
Board Secretary

**MEETING DATES AND TIMES:** ARE SUBJECT TO CHANGE. PLEASE VERIFY THE DATE AND TIME WITH THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT, (954) 392-2100, PRIOR TO ATTENDING.

**AFFECTED PARTIES:** ALL AFFECTED PARTIES (A PERSON (OR PERSONS) NATURAL OR CORPORATE, WHO IS THE OWNER OF THE SUBJECT PROPERTY AS LISTED IN THE RECORDS OF THE BROWARD COUNTY PROPERTY APPRAISER, OR WHO RESIDES IN OR OPERATES A BUSINESS WITHIN 500 FEET OF THE SUBJECT PROPERTY) MAY APPEAR AT SAID PLACE AND TIME TO BE HEARD AND TO PRESENT THEIR EVIDENCE, BRING FORTH WITNESSES, AND CROSS-EXAMINE WITNESSES PROVIDING THEY NOTIFY AND FILE THE REQUIRED FORMS PROVIDED BY THE CITY CLERK'S OFFICE AT LEAST SEVEN CALENDAR DAYS PRIOR TO THE PROCEEDINGS.

**INFORMATION:** INFORMATION REGARDING ANY ITEMS MAY BE RECEIVED IN THE OFFICE OF THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT, 601 CITY CENTER WAY, PEMBROKE PINES, FLORIDA (954) 392-2100, MONDAY - THURSDAY, BETWEEN THE HOURS OF 7:00 AM. AND 6:00 P.M.

**APPEALS:** IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

**ACCOMMODATIONS:** PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE SHOULD CONTACT THE CITY CLERK AT (954) 450-1050 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

**SERVICES FOR THE HEARING IMPAIRED:** SERVICES FOR THE HEARING IMPAIRED OR DEAF ARE PROVIDED BY FLORIDA RELAY AT NO COST. INDIVIDUALS MAY BE REFERRED TO DIAL **TTY/Voice Communication 711 or 1-800-955-8771.**