

City of Pembroke Pines, FL

*City of Pembroke Pines
Planning and Zoning Board
601 City Center Way
Pembroke Pines, FL 33025*



Meeting Agenda - Final

Thursday, December 12, 2019

6:30 PM

Commission Chambers

Planning and Zoning Board

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

MEETING CALLED TO ORDER

ROLL CALL

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

APPROVAL OF MINUTES:

NEW BUSINESS:

PUBLIC HEARINGS / REGULAR ITEMS:

1. [19-1427](#) **PH 2019-03**, the purpose of this hearing is to adopt an amendment to the adopted development order pursuant to Chapter 380.06, Florida Statutes and 2018-158 Laws of Florida, on the tract of land identified as **Pembroke Meadows** (PH 2019-03) generally located between I-75 and Flamingo Road, and between Sheridan Street and Pines Boulevard. The proposed change is to increase the Commercial square footage by 30,000 square feet on Pembroke Falls Parcel C Plat, more particularly, the **Pines BMW** site. (Sharon)

(See regular agenda item number 2.)

Attachments:

[Item No. 1 \(19-1427\)](#)

2. [19-1428](#) **PH 2019-03**, the purpose of this item is to transmit the proposed amendment to a previously adopted Development of Regional Impact (DRI) order, as recommended by staff, for the tract of land identified as **Pembroke Meadows** generally located between I-75 and Flamingo Road, and between Sheridan Street and Pines Boulevard, to the City Commission with a favorable recommendation. The proposed change is to increase the Commercial square footage by 30,000 square feet on Pembroke Falls Parcel C Plat, more particularly, the **Pines BMW** site. (Sharon)

Attachments:

[Item No. 2 \(19-1428\)](#)

3. [19-1430](#) **ZC 2019-03**, the purpose of this Public Hearing is to consider, at the request of Pines Holdings, LLC, a zoning change from B-2A (Planned Business Center) to B-3 (General Business) for the purpose of allowing a service station on the proposed **7 - Eleven** (ZC 2019-03) property located at 6460 Pines Boulevard, containing approximately 1.6294 acres more or less. (Joseph)

(See regular agenda item number 4.)

Attachments:

[Item No. 3 \(19-1430\)](#)

4. [19-1431](#) **ZC 2019-03**, the purpose of this item is to transmit a favorable recommendation to the City Commission, as recommended by staff, at the request of Pines Holdings, LLC, a zoning change from B-2A (Planned Business Center) to B-3 (General Business) for the purpose of allowing a service station on the proposed **7 - Eleven** (ZC 2019-03) property located at 6460 Pines Boulevard, containing approximately 1.6294 acres more or less. (Joseph)

Attachments:

[Item No. 4 \(19-1431\)](#)

CONSENT AGENDA ITEMS:

5. [19-1432](#) **SN 2018-10, Somerset Academy South Campus**, 19620 Pines Boulevard, sign application. (Cole)

Attachments: [Item No. 5 \(19-1432\)](#)

6. [19-1433](#) **SN 2019-11, Sweet Tomatoes**, 15901 Pines Boulevard, sign application. (Cole)

Attachments: [Item No. 6 \(19-1433\)](#)

7. [19-1435](#) **MSC 2019-23, KFC / Taco Bell**, 15821 Pines Boulevard, façade color change and change of signage, miscellaneous request. (Cole)

Attachments: [Item No. 7 \(19-1435\)](#)

8. [19-1436](#) **MSC 2019-26, Devonaire at Pembroke Pines Condominiums**, generally located on the northeast corner of Washington Street and S. Hiatus Road, color change to the existing apartments, clubhouse, and garages, miscellaneous request. (Cole)

Attachments: [Item No. 8 \(19-1436\)](#)

9. [19-1437](#) **MSC 2019-27, Boulevard Square**, generally located east of Hiatus Road and south of Pines Boulevard, color change to the shopping center and associated structures, miscellaneous request. (Cole)

Attachments: [Item No. 9 \(19-1437\)](#)

10. [19-1444](#) **MSC 2019-28, The Avant at Pembroke Pines**, generally located east of Flamingo Road and north of Pembroke Road, color change to the existing apartment buildings and associated structures, miscellaneous request. (Cole)

Attachments: [Item No. 10 \(19-1444\)](#)

CONSENT AGENDA:

ADDENDUM ITEM NO. 1:

[19-1446](#) **MSC 2019-29, Sweet Tomatoes**, 15901 Pines Boulevard, façade color change and change of signage, miscellaneous request. (Cole)

Attachments: [Addendum Item No. 1 \(19-1446\)](#)

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

11. [19-1438](#) **ZV 2019-09, Weekley Asphalt Paving Plant**, 20701 Stirling Road, variance request. (Dean)

Attachments: [Item Nos. 11 - 13 \(19-1438 19-1439 19-1440\)-12042019172240](#)

12. [19-1439](#) **ZV 2019-10, Weekley Asphalt Paving Plant**, 20701 Stirling Road, variance request. (Dean)

Attachments: [Item Nos. 11 - 13 \(19-1438 19-1439 19-1440\)-12042019172240](#)

13. [19-1440](#) **ZV 2019-11, Weekley Asphalt Paving Plant**, 20701 Stirling Road, variance request. (Dean)

Attachments: [Item Nos. 11 - 13 \(19-1438 19-1439 19-1440\)-12042019172240](#)

14. [19-1441](#) **ZV 2019-12, Pines 200 Plaza**, 20170 Pines Boulevard, variance request. (Dean)

Attachments: [Item No. 14 \(19-1441\)](#)

15. [19-1442](#) **ZV 2019-14, Pines BMW**, 14800 Sheridan Street, variance request. (Dean)

Attachments: [Item No. 15 \(19-1442\)](#)

16. [19-1443](#) SP 2019-09, Cheddars Scratch Kitchen, generally located on the southeast corner of Pines Boulevard and Dykes Road (160 Avenue), site plan amendment. (Joseph)

Attachments: [Item No. 16 \(19-1443\)](#)

ITEMS AT THE REQUEST OF THE BOARD:

ITEMS AT THE REQUEST OF STAFF:

17. [19-1352](#) Land Development Code Review (LDC) Update

ITEMS AT THE REQUEST OF THE PUBLIC:

ADJOURNMENT:

CITY OF PEMBROKE PINES

Sheryl McCoy
Board Secretary

MASTER HOMEOWNER ASSOCIATIONS:

PER CHAPTER 37.11 (B) OF THE CODE OF ORDINANCES: NO LATER THAN 15 DAYS PRIOR TO EACH MEETING AT WHICH THE BOARD OF ADJUSTMENT, PLANNING AND ZONING BOARD, OR CITY COMMISSION SHALL CONSIDER THE APPLICATION OF THE PETITIONER, OR A QUASI-JUDICIAL PROCEEDING AS DEFINED HEREIN...THE MASTER HOMEOWNERS ASSOCIATION SHALL NOTIFY ALL APPLICABLE SUB-ASSOCIATIONS. MAIL NOTICE SHALL BE PROVIDED BY FIRST-CLASS MAIL.

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.

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 A.M. AND 6:00 P.M.

APPEALS:

ANY PERSON WHO 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 48 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

