

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, January 26, 2023

6:30 PM

Commission Chambers

Planning and Zoning Board

PLANNING AND ZONING BOARD / ARCHITECTURAL REVIEW BOARD

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 BUT WITH THE RECOMMENDED ADHERENCE TO THE SAFETY GUIDELINES OF THE CENTER FOR DISEASE CONTROL (CDC) WITH REGARD TO FACE COVERINGS AND SOCIAL DISTANCING DUE TO THE COVID-19 PANDEMIC.

MEETING CALLED TO ORDER**ROLL CALL****SUBMISSION OF LOBBYING DISCLOSURE FORMS:****APPROVAL OF MINUTES:**

23-0016 December 8, 2022

Attachments: [M12082022 \(Draft\)](#)

NEW BUSINESS:**CONSENT AGENDA ITEMS:**

1. 23-0017 **MSC 2022-0006, Nakia Ingraham Funeral Home**, 6691 & 6701 Pembroke Road, minor façade repair and paint, miscellaneous request. (Juliana)

Attachments: [Item No. 1 Nakia Ingraham Funeral Home \(23-0017\)](#)
[Item No. 1 Final Submitted Plans \(23-0017\)](#)
2. 23-0018 **MSC 2022-0018, SPG - One Medical**, 309 SW 145 Terrace, minor façade and signage changes, miscellaneous request. (Laura)

Attachments: [Item No. 2 SPG - One Medical \(23-0018\)](#)
[Item No. 2 Final Submitted Plans \(23-0018\)](#)
3. 23-0019 **MSC 2022-0020, Pollo Tropical**, 11429 Pines Boulevard, color and signage modifications to the existing Pollo Tropical, miscellaneous request. (Cole)

Attachments: [Item No. 3 Pollo Tropical \(23-0019\)](#)
[Item No. 3 Final Submitted Plans \(23-0019\)](#)

NEW BUSINESS:**PUBLIC HEARINGS / REGULAR ITEMS:**

4. **23-0021** **ZC 2022-0005**, the purpose of this Public Hearing is to consider, 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.)

Attachments:

[Item Nos. 4 & 5 Pembroke Pines City Center MXD Guidelines \(22-0021 & 22-00](#)

5. [23-0022](#)

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).
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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.)

Attachments:[Item Nos. 4 & 5 Pembroke Pines City Center MXD Guidelines \(22-0021 & 22-0022\)](#)**NEW BUSINESS:****QUASI-JUDICIAL ITEMS:**6. [23-0023](#)

ZV2022-0017, 16000 Pines Market Residences (A.K.A Sunset Pines) - Building 4, Building 4 is generally located on the southern 27 residential acres of 16000 Pines Boulevard, variance request. (Dean)

Attachments:[Item No. 6 16000 Pines Market Residences \(23-0023\)](#)**ITEMS AT THE REQUEST OF THE BOARD:****ITEMS AT THE REQUEST OF STAFF:****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.