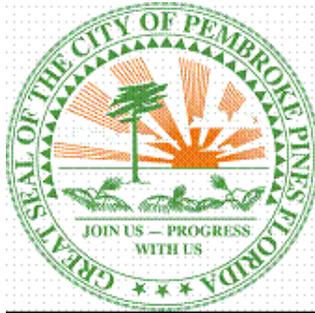


# City of Pembroke Pines, FL

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



## **Meeting Agenda - Final**

**Thursday, November 18, 2021**

**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. 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.**

**MEETING CALLED TO ORDER**

**ROLL CALL**

**SUBMISSION OF LOBBYING DISCLOSURE FORMS:**

**APPROVAL OF MINUTES:**

[21-1031](#)      October 14, 2021

Attachments:      [M10142021](#)

**NEW BUSINESS:**

**CONSENT AGENDA ITEMS:**

1.      [21-1032](#)      **MSC 2021-28, SPG - The Carrot Restaurant**, 14538 SW 5 Street, minor façade and signage changes, miscellaneous application. (Cole)

Attachments:      [Item No. 1 \(21-1032\) SPG - The Carrot Restaurant](#)

[Final Plans for P & Z](#)

**NEW BUSINESS:**

**PUBLIC HEARINGS / REGULAR ITEMS:**

- 2. [21-1033](#) **PH 2021-03**, the purpose of this Public Hearing is to provide certain text amendments to the adopted Comprehensive Plan by adopting the Property Rights Adoption Element pursuant to Florida House Bill 59. (Sharon)

**Attachments:** [Item Nos. 2 & 3 \(21-1033 & 21-1034\) Property Rights Pembroke Pines proposed Property Rights Adoption ElementTRACKING2021 housebill59 2021-195LOF](#)

- 3. [21-1034](#) **PH 2021-03**, the purpose of this item is to transmit a recommendation to the City Commission, to provide certain text amendments to the adopted Comprehensive Plan by adopting the Property Rights Adoption Element pursuant to Florida House Bill 59. (Sharon)

**Attachments:** [Item Nos. 2 & 3 \(21-1033 & 21-1034\) Property Rights Pembroke Pines proposed Property Rights Adoption ElementTRACKING2021 housebill59 2021-195LOF](#)

**NEW BUSINESS:**

**QUASI-JUDICIAL ITEMS:**

- 4. [21-1035](#) **SP 2021-09, Boyd Panciera Funeral Home**, 6400 Pines Boulevard, site plan amendment. (Cole)

**Attachments:** [Item No. 4 \(21-1035\) Boyd Panciera Final Plans for Planning and Zoning](#)

**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*

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*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 A.M. 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. IF ANYONE REQUIRES AUXILIARY AIDS FOR COMMUNICATION PLEASE CALL THE CITY CLERK AT LEAST THREE WORKING DAYS PRIOR TO ANY MEETING AT 954-450-1040.*