

**PLANNING AND ZONING BOARD/  
ARCHITECTURAL REVIEW BOARD/  
LOCAL PLANNING AGENCY**

**CITY OF PEMBROKE PINES, FLORIDA**

To: Mayor, Vice Mayor, and Commissioners, City of Pembroke Pines, Florida  
From: Henry A. Rose, Chair and Members, Planning and Zoning Board  
Date: April 28, 2022  
RE: Annual Review

Per Ordinance No. 1502, we are forwarding to the City Commission a summary of the board's accomplishments for a three-year period, instead of the usual one-year period, due to the COVID-19 pandemic, along with our recommendations or suggestions regarding any improvements to City operations, ordinances or policies, that we see fit to transmit based on our work and observations during the past three year.

The Planning and Zoning Board is designated as your Local Planning Agency (LPA) per Florida Statutes and serves as your Architectural Review Board per city ordinance. The board is composed of five regular members and two alternate members and is supported by the Planning & Economic Development Department Director, Department staff, including a Board Secretary, and an Assistant City Attorney.

The report below covers the period of May 2019 through April 2022. Agendas included the following types of items: public hearings, old and new business, both quasi-judicial and non-quasi-judicial, and items at the request of the board, staff, and the public.

**May 2019 – April 2020 at the 11 Board meetings and 2 Workshops**, the Board heard:

4 Public Hearings

3 Land Use Plan Amendments

1 Development of Regional Impact order

2 Zoning Changes

28 Site Plans

11 Zoning Variances

8 Sign Applications

25 Miscellaneous Applications

1 Code Review/Amendment

2 Workshops:

Metropolitan Planning Organization (MPO) Mobility Hub Discussion and Update  
Land Development Code Review (LDR) Discussion and Update

**May 2020 – April 2021 at the 13 Board meetings**, the Board heard:

- 2 Public Hearings
- 1 Land Use Plan Amendment
- 1 Development of Regional Impact order
- 6 Zoning Changes
- 1 Plat
- 14 Site Plans
- 1 Zoning Interpretation
- 12 Zoning Variances
- 8 Sign Applications
- 12 Miscellaneous Applications
- 2 Code Review/Amendments

**May 2021 – April 2022 at the 11 Board meetings**, the Board heard

- 5 Public Hearings
- 5 Zoning Changes
- 1 Plat
- 14 Site Plans
- 16 Zoning Variances
- 1 Sign Application
- 28 Miscellaneous Applications
- 1 Code Review/Amendment

**Items at the Request of the Board**

**Chairman Rose:**

- 1) Requested staff to look into zoning codes for tiny / shipping container homes.  
*The board voted to have staff investigate zoning codes for tiny / shipping container homes and add to the annual board report.*

**Vice Chairman Jacob:**

- 1) Discussion and possible action on requiring Electrical / Meter Rooms when seen from roadways or drive aisles.  
*This has been addressed through staff / board practice. The code was not changed because may be circumstances where it may not be practical for all sites / locations.*

**Member Girello:**

- 1) Discussion and possible action on Code Section 52.01, responsibility for **maintenance of residential sidewalks**.  
*The City Commission has given the task to Code Enforcement.*

**Member Gonzalez:**

- 1) Discussion and possible action on Code Section 155.285 **alcoholic distance requirements** for restaurants with less than 50 seats and located within shopping centers that may have churches or daycares as tenants.

*Staff will be addressing this requirement and bring their recommendations back to the board.*

- 2) Questioned if there is a code that addresses the amount of time hurricane shutters are allowed to remain in place after a hurricane has passed.

*This was addressed at the meeting. There are building and fire codes in place that address the amount of time shutters are allowed to remain in place.*

Regarding any recommendations or suggestions of improvements to City operations, ordinances, or policies, which we see fit to transmit based on our work and observations during the past year; we would like to suggest the following:

*See page 1 of Annual Board Report May 2019 thru April 2020: Items at the Request of the Board:*

The Planning & Zoning Board, together with the Planning & Economic Development Department Director, Department staff, Board Secretary, Assistant City Attorney, and other city staff, as well as the applicants and their representatives that appeared before the Board, have worked very hard over the past three years to continue to ensure the health, safety, and welfare of all the residents of Pembroke Pines and uphold the high standards that made us an All America City.

My fellow board members and I, as citizen representatives, also work extremely hard on every item brought before us, as they affect the health, safety, and welfare of all the citizens of Pembroke Pines. Lengthy discussions on topics like size and number of signs, landscaping, and ingress & egress, while not very glamorous, are extremely important to the continued economic vitality of the city.

Before I close this report, the entire Board and the Planning & Economic Development Department staff want to thank Board Member John Jacob for his decades of service to the City of Pembroke Pines and specifically the Planning & Zoning Board, and I want to personally thank Mr. Jacob for serving as my Vice Chair for the past 18 years.

In summary, it has been our pleasure to serve as your appointees and to serve all the residents of Pembroke Pines.

## Annual Board Report May 2019 thru April 2020

### Items at the Request of the Board:

#### Chairman Rose:

- 1) Requested staff to look into zoning codes for tiny / shipping container homes.  
The board voted to have staff look into zoning codes for tiny / shipping container homes and add to the annual board report.

#### Vice Chairman Jacob:

- 1) Discussion and possible action on **requiring Electrical / Meter Rooms** when seen from roadways or drive aisles.  
This has been addressed through staff / board practice. The code wasn't changed because may be circumstances where it may not be practical for all sites / locations.

#### Member Girello:

- 1) Discussion and possible action on Code Section 52.01, responsibility for **maintenance of residential sidewalks**.  
The City Commission has given the task to Code Enforcement.

#### Member Gonzalez:

- 1) Discussion and possible action on Code Section 155.285 **alcoholic distance requirements** for restaurants with less than 50 seats and located within shopping centers that may have churches or daycares as tenants.  
Staff will be addressing this requirement and bring their recommendations back to the board.
- 2) **Member Gonzalez** questioned if there is a code that addresses the amount of time **hurricane shutters** are allowed to remain in place after a hurricane has passed.  
This was addressed at the meeting. There are building and fire codes in place that address the amount of time shutters are allowed to remain in place.

### 4 Public Hearings

#### 3 LUPA

**PH 2019-01**, The purpose of this item is to transmit a recommendation to the City Commission, at the request of Iglesia Alianza Cristiana y Misionera de Pembroke Pines, Inc., for the proposed change to the Land Use Designation from Agricultural to Low Medium 5 – 10 du/ac for the purpose of developing 48 townhomes on the 4.8 ± acres of the **BD – 196th Avenue Townhomes** (PH 2019-01) property which is generally located on the east side of NW 196 Avenue and approximately 2,300' south of Pines Boulevard.

**PH 2019-02**, The purpose of this item is to transmit a recommendation to the City Commission, at the request of School Board of Broward County, for the proposed change to the Land Use Designation from Irregular 2.243 (509.2) and Commercial (49 acres) to Irregular 2.702 (527.6) and Commercial (30.6 acres) for the purpose of developing 256 Townhomes on the proposed

**Merrick Square** property (PH 2019-02) which is generally located on the southeast corner of SW 172 Avenue and Pines Boulevard and containing 558.2 ± acres.

**PH 2020-01**, The purpose of this item is to transmit, at the request of staff, certain text amendments to the City of Pembroke Pines adopted Comprehensive Plan pertaining to Future Land Use Element, Capital Improvement Element, Conservation Element, Intergovernmental Coordination Element, and Infrastructure Element Goals, Objectives and Policies Sections as well as the proposed update to the Water Supply Facility Work Plan with a favorable recommendation to the City Commission and to the State of Florida Department of Economic Opportunities.

## **1 DRI**

**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**

## **2 Zoning Changes**

**ZC 2019-01**, The purpose of this item is to consider, amending the guidelines of the Mixed Use Development District (MXD) for the **Pembroke Pines Center** (ZC 2019-01) property generally located at the southwest corner of Pines Boulevard and west of Palm Avenue, containing a total net area of 161.36 acres more or less.

**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.

## **28 Site Plans**

**SP 2016-24, Century Center**, generally located south of Pines Boulevard between SW 136th Avenue to SW 145th Avenue, site plan amendment.

**SP 2018-12, Arby's Pembroke Commons**, generally located west of University Drive between Pines Boulevard and Johnson Street, site plan amendment.

**SP 2018-13, Walk-On's @ City Center Phase II**, generally located south of Pines Boulevard and west of Southwest 106 Avenue, site plan application.

**SP 2019-02, Hobby Lobby**, 10700 Pines Boulevard, Building G, site plan amendment.

**SP 2019-03, Burger King**, 11298 Pines Boulevard, site plan amendment.

**SP 2019-05, Bergeron 15.25 Acre Parcel**, generally located south of Stirling Road and west of SW 196 Avenue, site plan amendment.

**SP 2019-06, Diversified Aviation**, 101 SW 77 Way, site plan amendment.

**SP 2019-09, Cheddars Scratch Kitchen**, generally located on the southeast corner of Pines Boulevard and Dykes Road (160 Avenue), site plan amendment.

**SP 2019-10, Pines BMW**, 14800 Sheridan Street, site plan amendment.

**SP 2019-11, Pines City Center Phase 1B - Building P-5**, generally located south of Pines Boulevard and east of Southwest 103 Avenue, site plan amendment.

**SP 2019-12, Pines City Center Phase 1B - Building P-7**, generally located south of Pines Boulevard and east of Southwest 103 Avenue, site plan amendment.

**SP 2019-13, 7-Eleven**, generally located on the southwest corner of Pines Boulevard and SW 64 Way, site plan application.

**SP 2019-14, Providence Living at Pembroke Pines**, generally located south of Pines Boulevard and west of Palm Avenue, site plan application.

#### **11 Zoning Variances:**

**ZV 2019-01, Memorial Healthcare**, 2301 N University Drive, variance request.

**ZV 2019-02, Southport Pembroke Towers**, 2201 N University Drive, variance request.

**ZV 2019-03, Golf Galaxy at Pembroke Crossing**, 11810 Pines Boulevard, variance request.

**ZV 2019-04, Golf Galaxy at Pembroke Crossing**, 11810 Pines Boulevard, variance request.

**ZV 2019-05, Holiday Showplace Plaza**, 9101 – 9163 Taft Street, variance request.

**ZV 2019-06, Walmart #5932**, 2201 N University Drive, variance request.

**ZV 2019-07, Somerset Academy Elementary**, 19620 Pines Boulevard, variance request.

**ZV 2019-09, Weekley Asphalt Paving Plant**, 20701 Stirling Road, variance request.

**ZV 2019-10, Weekley Asphalt Paving Plant**, 20701 Stirling Road, variance request.

**ZV 2019-11, Weekley Asphalt Paving Plant**, 20701 Stirling Road, variance request.

**ZV 2019-12, Pines 200 Plaza**, 20170 Pines Boulevard, variance request.

**ZV 2019-14, Pines BMW**, 14800 Sheridan Street, variance request.

**ZV 2019-15, Flamingo Road Business Center**, generally located on the southeast corner of Flamingo Road and SW 18 Street, variance request.

**ZV 2019-16, Pembroke Finance, LLC Daycare**, 1595 NW 89 Terrace, variance request.

### **8 Sign Applications**

**SN 2018-07, JBL Flamingo Pines**, generally located on the southwest corner of Pines Boulevard and Flamingo Road, sign application.

**SN 2018-10, Somerset Academy South Campus**, 19620 Pines Boulevard, sign application.

**SN 2019-02, The Landings at Pembroke Lakes South**, main entryway median of The Landings at Pembroke Lakes South, generally located at 10650 Washington Street, sign application.

**SN 2019-04, Arbor Green**, generally located east of Hiatus Road and south of Taft Street, sign application.

**SN 2019-05, Alpha Gymnastics and Recreation**, 19550 Pines Boulevard, sign application.

**SN 2019-06, Rasberry Animal Clinic**, 1000 University Drive, sign application.

**SN 2019-07, St Edwards Catholic Church**, 19000 Pines Boulevard, sign application.

**SN 2019-09, Citibank**, 8411 Pines Boulevard, sign application.

**SN 2019-10, Sweet Tomatoes**, 15901 Pines Boulevard, sign application.

**SN 2020-01, Pines Home Center**, generally located north of Pines Boulevard and east of 86 Avenue, sign application.

**SN 2020-02, Gatehouse at Pine Lake**, generally located south of Pines Boulevard and west of 85 Avenue, sign application.

### **25 Miscellaneous Applications**

**1 Shops at Pembroke Gardens**

**26 Total Miscellaneous Applications**

**MSC 2018-13, Pines Palm Office Park**, 10001-10081 Pines Boulevard, color change to existing buildings, monument signs, and related accessory structures, miscellaneous request.

**MSC 2019-03, Miami Grill**, 11501 Pines Boulevard, miscellaneous request.

**MSC 2019-05, Pines City Center Phase II**, south of Pines Boulevard and west of SW 106 Avenue, master outdoor seating plan, miscellaneous request.

**MSC 2019-09, Pembroke Isles**, 1401 NW 169 Avenue, addition of fencing and an aluminum roof adjacent to the existing clubhouse, miscellaneous request.

**MSC 2019-10, Panera Bread**, 11801 Pines Boulevard, modifications to the existing drive-thru lane and canopy, existing store front, and the existing outdoor seating area, miscellaneous request.

**MSC 2019-11, Golf Galaxy at Pembroke Crossing**, 11810 Pines Boulevard, color change to existing tenant bay, miscellaneous request.

**MSC 2019-12, Walmart #2591**, 151 SW 184th Avenue, Installation of one freestanding canopy over 6 short-term parking spaces. 7 short-term parking spaces in total are proposed, miscellaneous request.

**MSC 2019-13, (SPG) Haagen-Dazs**, 420 SW 145 Terrace, façade, signage, and outdoor dining, miscellaneous application.

**MSC 2019-14, Suzanne Plaza**, 7910 Taft Street, color change to the existing plaza, miscellaneous request.

**MSC 2019-16, Advenir @ San Tropez**, 7840 NW 3 Street, color change to the existing apartment buildings and addition of residential monument sign.

**MSC 2019-17, Walmart #5932**, 12800 Pines Boulevard, installation of one freestanding canopy over 6 short-term parking spaces. 10 short-term parking spaces in total are proposed.

**MSC 2019-18, Burlington at Pembroke Crossing**, 11930 Pines Boulevard, minor façade changes, miscellaneous request. (Cole)

**MSC 2019-19, ABC Fine Wine & Spirits**, 10798 Pines Boulevard, façade changes to include addition of metal awnings, stone and wood siding, miscellaneous request.

**MSC 2019-20, Shops at Pembroke Gardens - Casa Espana**, 14537 SW 5 Street, miscellaneous façade and/or signage approval, miscellaneous application.

**MSC 2019-21, Shoe Carnival**, 11136 Pines Boulevard, minor façade changes, miscellaneous request.

**MSC 2019-23, KFC / Taco Bell**, 15821 Pines Boulevard, façade color change and change of signage, miscellaneous request.

**MSC 2019-24, Stand Up MRI**, 16604 Sheridan Street, site modifications to accommodate mechanical equipment for an MRI facility, miscellaneous application.

**MSC 2019-25, Big Lots Plaza**, 7900 Pines Boulevard, color change to the existing buildings and monument signs, miscellaneous request.

**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.

**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.

**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.

**MSC 2019-29, Sweet Tomatoes**, 15901 Pines Boulevard, façade color change and change of signage, miscellaneous request.

**MSC 2019-30, Tower Center**, generally located north of Pembroke Road and east of the Florida Turnpike, miscellaneous site changes including painting, lighting and signage, miscellaneous application.

**MSC 2019-31, Ross Dress for Less**, 650 N University Drive, color and façade modifications to an existing tenant bay at Pembroke Commons, miscellaneous application.

**MSC 2020-02, Pembroke Place Shopping Center**, generally located north of Pines Boulevard and west of Palm Avenue, façade color change, miscellaneous application.

## **1 SPG**

**MSC 2020-01, Shops at Pembroke Gardens – Agave Bandido**

## **Code Review / Amendments**

**AM 2019-02**, discussion and possible action to **amend the B-3 zoning district to allow crematorium services**.

## **Workshops**

Metropolitan Planning Organization (MPO) Mobility Hub Discussion and Update

Land Development Code Review (LDR) Discussion and Update

**AM 2020-01** Article 1 Purpose

## Annual Board Report May 2020 thru April 2021

### 2 Public Hearings:

1 LUPA

1 DRI

**PH 2020-02**, The purpose of this item is to transmit a recommendation to the City Commission, at the request of **Trinity Lutheran Church**, for the proposed change of Land Use designation, from Community Facilities to Commercial for the northern 1.99 gross acres of the church's overall 4 acre property purpose of developing a **gas station and convenience store** on the located at 7150 Pines Boulevard, generally located at the southeast corner of Pines Boulevard and 72<sup>nd</sup> Avenue.

**PH 2021-01**, The purpose of this item is to transmit a recommendation to the City Commission, at the request of the **South Broward Hospital District**, for the proposed amendment to the adopted development order pursuant to Chapter 380.06, Florida Statutes and 2018-158 Laws of Florida, for the tract of land identified as **PEMBROKE LAKES REGIONAL CENTER (PH 2021-01)** generally located between Pines Boulevard and Johnson Street and between Hiatus Road and Flamingo Road. The proposed change is to delete a portion of Parcel B from the DRI.

### 6 Zoning Changes:

**ZC 2019-02**, the purpose of this item is to transmit, at the request of, D.R. Horton, Inc., a recommendation to the City Commission, as recommended by staff a zoning map change from A-1 (Limited Agricultural) to PUD (Planned Unit Development) for the purpose of developing Townhomes on the Broward County School Board parcel (AKA: **Merrick Square** (ZC 2019-02) property), generally located on the southeast corner of Pines Boulevard and SW 172 Avenue, containing approximately 5.179 acres more or less.

**ZC 2020-01**, the purpose of this item is to transmit a recommendation to the City Commission, for an amendment to the **Pines Village Market** (ZC 2020-01) F.K.A. **16000 Pines Market MXD Guidelines** (Mixed Use Development District). The applicant proposes an amendment to the existing MXD (Mixed use Development District) design guidelines and a flexibility unit allocation request to allow for the future development of 170 townhouse units for the Pines Village Market (ZC 2020-01) F.K.A. 16000 Pines Market property generally located on the southeast corner of Pines Boulevard and SW 160 Avenue, containing 26.95 acres more or less.

**ZC 2020-03**, the purpose of this item is to transmit a recommendation to the City Commission, at the request of HIX Snedeker Companies, LLC, a zoning change request from B-2 (Community Business) to C-1 (Commercial) and A-1 (Agriculture) with associated restrictive covenants and an associated allocation of Commercial flexibility for the purpose of developing a **Tractor Supply Company Store** (ZC 2020-03) located at 20170 Pines Boulevard, containing approximately 3.98 acres more or less.

**ZC 2020-04**, the purpose of this item is to transmit a recommendation to the City Commission, at the request of D.R. Horton, Inc., a zoning text change to create a new, "SF-5 (Townhome)" housing category with associated development criteria within the **Pembroke Shores Planned Unit Development guidelines**. The proposed zoning text change will also include the assignment of

the “SF-5 (Townhome)” housing category to the Broward County School Board parcel (AKA: **Merrick Square** property), generally located on the southeast corner of Pines Boulevard and SW 172 Avenue, containing approximately 23.5010 acres more or less.

**ZC 2020-05**, The purpose of this item is to transmit, as recommended by staff, a recommendation to the City Commission, at the request of the South Broward Hospital District, a zoning text change to amend the **Memorial Hospital West** (HD) Hospital District Design Guidelines (ZC 2020-05), creating new development criteria for the district as a result of hospital campus expansion and updating the future short and long term construction project program for the hospital, for the property generally located north of Pines Boulevard, south of Johnson Street, and east of Flamingo Road, containing approximately 43.5 acres more or less.

**ZC 2020-07**, The purpose of this item is to transmit, as recommended by staff, a recommendation to the City Commission, at the request of the South Broward Hospital District, a zoning map change from General Business (B-3) to Hospital District (HD) for the purpose of expanding the **Memorial Hospital West** Campus (ZC 2020-07) property, generally located north of Pines Boulevard and east of Flamingo Road, containing approximately 6.8 acres more or less.

## 1 Plat

**SUB 2020-01, Merrick Square**, generally located on the southeast corner of SW 172 Avenue and Pines Boulevard, plat application.

## 14 Site Plans

**SP 2018-09, Weekley Asphalt Batch Plant**, 20701 Stirling Road, site plan amendment

**SP 2019-04, 16000 Pines Market P-4 (Regions Bank)**, 16000 Pines Boulevard, site plan application.

**SP 2019-08, Retail / Office Building @ Flamingo Pines Plaza**, generally located south of Pines Boulevard, west of Flamingo Road, site plan application.

**SP 2020-01, Lexus of Pembroke Pines**, 11650 W Pines Boulevard, site plan amendment.

**SP 2020-02, Cali Coffee**, 18440 W Pines Boulevard, site plan application.

**SP 2020-03, Merrick Square Townhomes**, generally located on the southeast corner of SW 172 Avenue and Pines Boulevard, site plan application.

**SP 2020-04, Pines Village Market Residences (F.K.A 16000 Pines Market Residences)**, generally located south of Pines Boulevard and East of Dykes Road, Site Plan Application

**SP 2020-05, Southport Pembroke Towers**, 2201 North University Drive, site plan application.

**SP 2020-06, International Union of Operating Engineers**, 19700 SW 68 Court, site plan application.

**SP 2020-07, Memorial Same Day Surgery Expansion**, 703 North Flamingo Road, site plan amendment.

**SP 2020-08, LaDiM Aviation**, generally located south of Pines Boulevard and east of University Drive within the North Perry Airport property, site plan application.

**SP 2020-09, Finger Lickin**, 1485 South Hiatus Road, site plan amendment.

**SP 2020-10, 16000 Pines Market Grocer Tenant**, south of Pines Boulevard and East of Dykes Road, Site Plan Application

**SP 2020-12, Memorial Hospital Pembroke**, 7800 Sheridan Street, site plan amendment.

### **1 Zoning Interpretation:**

**ZI 2020-01, Round 1 Entertainment at Pembroke Lakes Mall**, 12055 Pines Boulevard, zoning interpretation.

### **12 Zoning Variances:**

**ZV 2020-01, Keiser University**, 1640 SW 145 Avenue, variance request.

**ZV 2020-02 - 03, Burlington at Pembroke Crossings**, 11930 Pines Boulevard, variance request.

**ZV 2020-04 - 05, Ross Dress for Less**, 650 N University Drive, variance request.

**ZV 2020-06 - 07, Memorial Hospital Pembroke**, 7800 Sheridan Street, variance request.

**ZV 2020-08, Village of Mayfair (Finger Lickin)**, 1458 S Hiatus Road, variance request

**ZV 2020-09, Tractor Supply Company**, generally located on the south side of Pines Boulevard, west of SW 196 Avenue, variance request.

**ZV 2021-01 - 03, Bombshells's Pembroke Pines**, 15901 Pines Boulevard, variance request.

### **8 Sign Applications**

**SN 2019-10, Pembroke Plaza**, generally located on the north side of Pines Boulevard and west of 76 Avenue, sign application.

**SN 2020-04, Camden Portofino**, generally located north of Pines Boulevard and west of 108 Avenue, sign application.

**SN 2020-05, Public Storage**, 14625 NW 20 Street, sign application.

**SN 2020-06, Snapbox Self Storage**, 8321 Pines Boulevard, sign application.

**SN 2020-07, Extra Space Storage A.K.A. SAFStor**, 18900 Pines Boulevard, sign application.

**SN 2020-08, Home Away From Home**, 18500 Johnson Street, sign application.

**SN 2020-09, Galen Nursing**, 1200 SW 145 Avenue, sign application.

**SN 2020-10, Pasadena Estates II**, sign plan application.

## **12 Miscellaneous Applications**

### **8 Shops at Pembroke Gardens**

#### **20 Total Miscellaneous Applications**

**MSC 2020-06, SPG -CC Homes**, 609 SW 145 Terrace, miscellaneous façade and signage changes, miscellaneous application.

**MSC 2020-07, SPG –Unit B Eatery & Spirits**, 610 SW 5 Street, miscellaneous façade and signage changes, miscellaneous application.

**MSC 2020-08, SPG –Madison Reed**, 14548 SW 5 Street, miscellaneous façade and signage changes, miscellaneous application.

**MSC 2020-09, SPG - The Spot Barber Shop**, 605 SW 145 Terrace, miscellaneous façade and signage changes, miscellaneous application.

**MSC 2020-16, SPG – Mia Salon Suite**, 300 SW 145 Street, architectural and signage changes, miscellaneous application

**MSC 2021-02, SPG – Village Tavern**, 14555 SW 2 Street, addition of an outdoor dining patio to an existing perimeter building, miscellaneous application.

**MSC 2020-15, SPG - Lady Baker**, 14545 SW 5 Street, architectural, signage and outdoor dining modifications to an existing tenant bay, miscellaneous application.

**MSC 2021-06, SPG – Agave Bandido**, 14531 SW 145 Terrace, expansion of the existing outdoor dining patio, miscellaneous application.

**MSC 2020-03, Insurance Auto Auction**, 19700 Stirling Road, Installation of one canopy for storage of vehicles, miscellaneous application.

**MSC 2020-04, The Avant at Pembroke Pines**, generally located east of Flamingo Road and north of Pembroke Road, , miscellaneous application.

**MSC 2020-05, Round 1 Entertainment**, 12055 Pines Boulevard, architectural and signage modifications to the former Sears tenant bay at the Pembroke Lakes Mall, miscellaneous application.

**MSC 2020-10, Nuevo Comienzo Church**, 20841 Johnson Street Unit 102, non-concurrent parking agreement, miscellaneous request.

**MSC 2020-11, Raychel Industries**, 21005 Taft Street, color change to existing building, miscellaneous request.

**MSC 2020-12, Public Storage**, 1611 S Douglas Road, re-imaging signage and color change to existing storage facility, miscellaneous request.

**MSC 2020-13, Shell Gas Station FCE 1823**, 12490 Sheridan Street, re-imaging of canopy and signage for existing gas station, miscellaneous request.

**MSC 2020-14, Shell Gas Station FCE 1824**, 13940 Pines Boulevard, re-imaging of canopy and signage for existing gas station, miscellaneous request.

**MSC 2021-03, Villas Lakes**, Generally located south of Taft Street and West of Hiatus Road, color change, miscellaneous application

**MSC 2021-04, Verizon**, 20901 Taft Street, expansion of the existing mechanical equipment yard, miscellaneous application.

**MSC 2021-05, Laguna Isles Shopping Center**, generally located north of Sheridan Street and east of Southwest 196 Avenue, color / paint modifications to the existing building and site features, miscellaneous application.

**MSC 2021-07, The Landings at Pembroke Lakes**, generally located south of Washington Street and east of Hiatus Road, color / paint modifications to the existing apartments, miscellaneous application.

### **Code Review / Amendments**

Land Development Code Review (LDC) Update:

**AM 2020-01** Proposed Ordinance:

Article 2 Definitions

Article 3 Administration

Article 4 Zoning Districts

Article 5 Use Regulations

Article 6 Zoning Regulations & Standards

**AM 2020-02** Electric Vehicle Charging Stations

## Annual Board Report May 2021 thru April 2022

\* Updated through March 2021

### 2 Public Hearings:

**PH 2021-02**, The purpose of this item is to transmit a recommendation to the City Commission, at the request of Pembroke 145 Office LLC, for the proposed change to the Land Use Designation from Office Park to Irregular (46.1) Residential for the purpose of developing 350 multifamily residential units on the 7.6 ± acres of the **Edison Pembroke (PH 2021-02)** property which is generally located north of Pembroke Road, between SW 145 Avenue and I-75.

**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.

### 1 Zoning Changes:

**ZC 2020-02**, the purpose of this item is to transmit a recommendation to the City Commission, at the request of Trinity Lutheran Church Inc., a zoning change request from A-1 (Agriculture) to B-3 (General Business) for the purpose of developing a Wawa Gas Station, generally located on the southeast corner of Pines Boulevard and SW 72 Avenue, containing approximately 2.00 acres more or less.

### 1 Plat

**SUB 2021-01, Pines and 72<sup>nd</sup> Plat**, generally located on the southeast corner of SW 72 Avenue and Pines Boulevard, plat application.

### 14 Site Plans

**SP 2020-11, Memorial Hospital West Cancer Institute Expansion**, generally located on the northeast corner of Flamingo Road and Pines Boulevard, site plan application.

**SP 2021-02, Tractor Supply Company**, generally located on the south side of Pines Boulevard, west of SW 198 Terrace, east of Pines 200 Plaza, site plan application.

**SP 2021-04, 16000 Pines Market Revisions**, 16000 Pines Boulevard, site plan amendment.

**SP 2021-05, Proposed Grocer**, 11470 Pines Boulevard, site plan amendment.

**SP 2021-06, Sheridan Street Secured Storage**, generally located on the south side of Sheridan Street, between NW 196 Avenue and SW 205 Drive, site plan application.

**SP 2021-07, Rooms To Go**, 10790 Pines Boulevard, site plan amendment.

**SP 2021-08, Tesla Charging Stations at Wawa**, 1600 S Hiatus Road, site plan amendment.

**SP 2021-09, Boyd Panciera Funeral Home**, 6400 Pines Boulevard, site plan amendment.

**SP 2021-11, ASKAR Plaza**, generally located on the northwest corner of Pembroke Road and SW 87 Way, site plan application.

**SP 2021-13, Big Blue Swim School**, 11575 Pines Boulevard, site plan amendment.

**SP 2021-14, FPL EV Fast Chargers @ Fountain Square Plaza**, 15980 Pines Boulevard, site plan amendment.

**SP 2021-16, Champs**, 12151 Pines Boulevard, site plan amendment.

**SP 2021-17, Southwest Hammocks**, 6400 Pines Boulevard, site plan application.

**SP 2021-18, Chick-fil-A @ Pembroke Lakes Mall**, 12203 Pines Boulevard, site plan amendment.

### **0 Zoning Interpretation:**

### **13 Zoning Variances:**

**ZV 2021-04, McDonald's**, 1490 N University Drive, variance request.

**ZV 2021-05 & 07, Lowe's Home Improvement Center**, 130 N University Drive, variance request.

**ZV 2021-06, Cheddar's Scratch Kitchen**, 16020 Pines Boulevard, variance request.

**ZV 2021-08, Eagle Creek Homeowner's Association**, applicable to Lots 1 – 171 of Eagle Creek, variance request.

**ZV 2021-09, Sheridan Plaza**, 2060 – 2100 N University Drive, variance request.

**ZV 2021-10, Proposed Grocer**, 11470 Pines Boulevard, variance request.

**ZV 2021-11 – 13, Burlington @ 16000 Pines Market**, 16000 Pines Boulevard, variance requests.

**ZV 2021-14 – 15, Champs**, 12151 Pines Boulevard, variance requests.

**ZV 2022-02, EZ Express Car Wash**, 6700 Pembroke Road, variance requests.

### **1 Sign Applications**

**SN 2021-01, Space Coast Credit Union**, 15740 Pines Boulevard, sign application.

### **25 Miscellaneous Applications**

**8 Shops at Pembroke Gardens**

**17 Miscellaneous Applications**

**MSC 2021-10, SPG – Altar'd State/ Arula**, 14560 SW 145 Terrace, architectural and signage modifications to an existing tenant bay, miscellaneous application.

**MSC 2021-11, SPG – Lady Baker**, 14545 SW 5 Street, architectural, signage and outdoor dining modifications to an existing tenant bay, miscellaneous application.

**MSC 2021-15, Shops at Pembroke Gardens**, generally located south of Pines Boulevard, between SW 145 Avenue and I-75, Master Sign Plan update, miscellaneous application.

**MSC 2021-17, SPG – Elegant Puppies**, 312 SW 145 Terrace, architectural and signage modifications to an existing tenant bay, miscellaneous application.

**MSC 2021-18, SPG – Lighting Depot**, 301 SW 145 Terrace, architectural and signage modifications to an existing tenant bay, miscellaneous application.

**MSC 2021-25, SPG – David's Bridal**, 14546 SW 5 Street, architectural and signage modifications to two existing tenant bays, miscellaneous application.

**MSC 2021-28, SPG – The Carrot Restaurant**, 14538 SW 5 Street, minor façade and signage changes, miscellaneous application.

**MSC 2021-32, SPG - Sirocco Mediterranean Restaurant**, 521 SW 145 Terrace, replacement of existing fabric awning with a louvered canopy over existing outdoor dining, miscellaneous application.

**MSC 2019-22, Mobile Gas Station**, 6650 Pines Boulevard, minor façade and signage changes, miscellaneous application.

**MSC 2020-17, McDonald's**, 1490 N University Drive, modifications to the existing drive thru and parking lot, miscellaneous application.

**MSC 2021-08, Volta Charging Stations @ Flamingo Falls Shopping Center**, generally located west of Flamingo Road and south of Sheridan Street, installation of two electric vehicle charging stations, miscellaneous application.

**MSC 2021-09, University Plaza**, 1200-1290 N University Drive, paint and facade changes to Denny's and Sarah Care tenants, miscellaneous application.

**MSC 2021-13, Miller's Ale House**, 11795 Pines Boulevard, minor façade and signage changes, miscellaneous application.

**MSC 2021-14, The Winston**, generally located north of Washington Street and east of Hiatus Road, color change to an existing apartment community, miscellaneous application.

**MSC 2021-16, Plenitude Funeral Home**, 7351 Pines Boulevard, paint modifications to an existing building, miscellaneous application.

**MSC 2021-19, Gentle Medical**, 12251 Taft Street, installation of wall signage and a monument sign, miscellaneous application.

**MSC 2021-20, Pierpointe Phase Two**, generally located east of Flamingo Road and north of Johnson Street, paint modifications to an existing townhouse buildings, miscellaneous application.

**MSC 2021-21, Crossroads Square**, generally located on the northwest corner of Pines Boulevard and University Drive, paint modifications to an existing building, miscellaneous application.

**MSC 2021-22, City Center on 7th**, generally located South of Pines Boulevard and West of Palm Avenue, paint modifications to an existing multi-family community, miscellaneous application.

**MSC 2021-23, Boston Market**, 50 S Flamingo Road, color change to existing building, miscellaneous application.

**MSC 2021-26, Century Center**, 450 SW 136 Avenue & 451 SW 145 Avenue, creation of uniform sign plan, miscellaneous application.

**MSC 2021-27, BP Gas Station**, 6450 Pines Boulevard, color change to existing building, miscellaneous application.

**MSC 2021-29, Gatehouse at Pine Lake Apartments**, generally located south of Pines Boulevard and west of 85 Avenue, color change to existing apartment complex, miscellaneous application.

**MSC 2021-30, Exxon - Mobil**, 19600 Pines Boulevard, rebranding of existing gas station including color, canopy and signage modifications.

**MSC 2022-02, 184th Plaza**, 18450 Pines Boulevard, minor paint changes to façade and monument sign, miscellaneous application.

### **Code Review / Amendments**

**AM 2022-01**, Creation of **Safe Neighborhood District**.