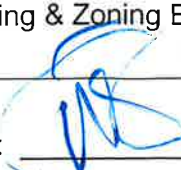





City of Pembroke Pines
Planning & Economic Development Department
601 City Center Way 3rd Floor
Pembroke Pines FL, 33025

Summary

Agenda Date:	October 10, 2024	Application ID:	SP 2024-0006
Project:	ASKAR Plaza	Project Number:	N/A
Project Planner:	Laura Arcila Bonet, Planner / Zoning Technician		
Owner:	Pembroke Pines Plaza, LLC	Agent:	Dwayne L. Dickerson
Location:	North of Pembroke Road and west of SW 87 Way	Commission District:	1
Existing Zoning:	C-1 (commercial)	Existing Land Use:	Commercial
Reference Applications:	SP 2021-11, MSC 2020-12, MSC 2006-49, SP 2004-68, SP 2003-39, SP 2002-44		
Applicant Request:	The construction of two buildings on site to include drive-thru restaurant and retail uses with associated parking, traffic circulation, lighting, landscape, and signage.		
Staff Recommendation:	Deferral to the November 14, 2024 meeting.		
Final:	<input checked="" type="checkbox"/> Planning & Zoning Board <input type="checkbox"/> City Commission		
Reviewed for the Agenda:	Director: 	Assistant Director: 	

Project Description / Background

Dwayne Dickerson agent for owner Pembroke Pines Plaza LLC requests site plan consideration for the construction of two buildings on site to include drive-thru restaurants and retail uses with associated parking, traffic circulation, lighting, landscape, and signage for the property located north of Pembroke Road and west of Southwest 87 Way.

The applicant provided a letter to staff requesting deferral of this item consideration until the November 14, 2024, meeting. The deferral was needed to accommodate additional changes to the plans.

Enclosed: Request for Deferral



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

October 3, 2024

Sent Via E-Mail: mstamm@ppines.com

Michael Stamm, Jr.
Director of Planning and Economic Development
City of Pembroke Pines
601 City Center Way, 3rd Floor
Pembroke Pines, Florida 33025

Re: Pembroke Pines Plaza LLC's ("Developer") Request for Deferral of Site Plan Amendment Request (SP 2024-0006) for Property Located on the Northwest Corner of Pembroke Road and SW 87th Way (Folio # 514121240010), Pembroke Pines, Florida ("Property")

Dear Mr. Stamm:

Please accept this correspondence as the Developer's formal request to defer the pending site plan amendment application for the Property from the October 10, 2024 Planning & Zoning Board meeting to the November 14, 2024 Planning & Zoning Board meeting, date and time certain. This deferral request will allow the Developer additional time to resolve outstanding development issues related to the project. Please let me know if have any questions regarding this deferral request.

Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Dwayne L. Dickerson". The signature is fluid and cursive, with the first name being the most prominent.

Dwayne L. Dickerson, Esq.

cc: Joe Yaciuk, Planning Administrator, jyaciuk@ppines.com

