

# 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, August 9, 2018**

**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.

## REGULAR MEETING CALLED TO ORDER

### ROLL CALL

### SUBMISSION OF LOBBYING DISCLOSURE FORMS

### APPROVAL OF MINUTES:

[18-0605](#) May 24, 2018

Attachments: [M05242018](#)

[18-0860](#) June 21, 2018

Attachments: [M06212018](#)

### NEW BUSINESS:

### PUBLIC HEARINGS AND REGULAR ITEMS:

1. [18-0887](#) **ZC 2017-04**, The purpose of this Public Hearing is to consider a zoning change, at the request of the City of Pembroke Pines, from A-1 (Limited Agricultural District) to MXD (Mixed Use Development District) for the **Pembroke Pines City Hall (AKA: Old City Hall parcel) (ZC 2017-04)** property located at the southwest corner of Pines Boulevard and west of Palm Avenue containing 15 acres more or less. The rezoning of this property includes an amendment to existing Pembroke Pines City Center (MXD) design guidelines, adding the Pembroke Pines City Hall property into the district and establishing development criteria for the parcel. The addition of the approximate 15 acre Pembroke Pines City Hall property will expand the Pembroke Pines City Hall (MXD) to 161.36 acres more or less.

(This will be heard as regular agenda item number 2.)

2.        [18-0866](#)        **ZC 2017-04**, The purpose of this item is to transmit a recommendation to the City Commission, as recommended by staff, a zoning change from A-1 (Limited Agricultural District) to MXD (Mixed Use Development District) for the **Pembroke Pines City Hall (AKA: Old City Hall parcel) (ZC 2017-04)** property located at the southwest corner of Pines Boulevard and west of Palm Avenue containing 15 acres more or less. The rezoning of this property includes an amendment to existing Pembroke Pines City Center (MXD) design guidelines, adding the Pembroke Pines City Hall property into the district and establishing development criteria for the parcel. The addition of the approximate 15 acre Pembroke Pines City Hall property will expand the Pembroke Pines City Hall (MXD) to 161.36 acres more or less.
3.        [18-0867](#)        **ZC 2018-02**, The purpose of this Public Hearing is to consider a zoning change, at the request of the Mont Development Corp, from B-3 (General Business District) to TH-12 (Townhouse District) for the **Stellar / Pines Townhomes (ZC 2018-02)** property generally located on the south side of Pines Boulevard west of SW 184th Avenue (just east of the entrance into Estancia), containing 5.0464 acres more or less.
- (This will be heard as regular agenda item number 4.)
4.        [18-0871](#)        **ZC 2018-02**, The purpose of this item is to transmit a recommendation, at the request of the Mont Development Corp, to the City Commission, as recommended by staff, from B-3 (General Business District) to TH-12 (Townhouse District) for the **Stellar / Pines Townhomes (ZC 2018-02)** property generally located on the south side of Pines Boulevard west of SW 184th Avenue (just east of the entrance into Estancia), containing 5.0464 acres more or less.

**NEW BUSINESS:****QUASI-JUDICIAL ITEMS:**

5.        [18-0875](#)        **SP 2016-24, Century Center**, generally located south of Pines Boulevard between SW 136th Avenue to SW 145th Avenue, site plan amendment. (Joseph)

Attachments:        [Defferal Request 07.31.18 - SP2016-24](#)

**NEW BUSINESS:****NON-QUASI-JUDICIAL ITEMS:**

6.        [18-0879](#)        **SUB 2017-02, Stellar Pembroke Pines Plat**, generally located on the south side of Pines Boulevard between SW 184 Avenue and SW 186 Avenue, plat application. (Joseph)
7.        [18-0890](#)        **SP 2018-05, BMW of Pembroke Pines**, 14800 Sheridan Street, site plan amendment. (Joseph)
8.        [18-0893](#)        **MSC 2017-20, U-Gas**, 7000 Pines Boulevard, façade and canopy paint change and signage, miscellaneous request. (Cole)
9.        [18-0886](#)        **MSC 2018-17, Puppy Sales & Grooming**, 7801 Johnson Street, façade and signage changes, miscellaneous request. (Cole)

#### ITEMS AT THE REQUEST OF THE BOARD:

#### ITEMS AT THE REQUEST OF STAFF:

10.      [18-0894](#)      **AM 2018-06**, Discussion and possible action on updating the **sign code**. (Joseph / Cole)

Attachments:      [Sign Code Update P&Z](#)

#### ITEMS AT THE REQUEST OF THE PUBLIC:

#### ADJOURNMENT:

#### CITY OF PEMBROKE PINES

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**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.

**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.