

# **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, April 25, 2019**

**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:

[19-0453](#) April 11, 2019

Attachments: [M04112019](#)

## OLD BUSINESS:

## PUBLIC HEARINGS:

1. [19-0447](#) **PH 2018-01**, The purpose of this Public Hearing is to provide certain text amendments to the adopted Comprehensive Plan pertaining to the Future Land Use, Conservation, Public School Facility, and Capital Improvements Adoption Elements. (Sharon)

(See public hearing / regular agenda item number 2.)

Attachments: [County Buzzard's Roost Reso No 2017-558](#)  
[Email from Richard Ferrer, BCHOP](#)  
[Resolution # 3588 Proposed Resolution # 2017-R-61 - ILA PUBLIC SCHOOL F](#)

## OLD BUSINESS:

## PUBLIC HEARINGS / REGULAR ITEMS:

2. [19-0448](#) **PH 2018-01**, The purpose of this item is to transmit, at the request of staff, certain text amendments to the adopted Comprehensive Plan pertaining to the Future Land Use, Conservation, Public School Facility, and Capital Improvements Adoption Elements. (Sharon)

## NEW BUSINESS:

## CONSENT AGENDA:

- 3 A.     [19-0456](#)     Shops at Pembroke Gardens, generally located south of Pines Boulevard and west of Southwest 145 Avenue, miscellaneous façade and/or signage approval for:  
A) **MSC 2019-07. SPG - Level 29**

Attachments:     [Agenda Item No. 9 \(19-0452\)](#)

#### NEW BUSINESS:

#### QUASI-JUDICIAL ITEMS:

4.       [19-0450](#)     **SP 2018-08, 16000 Pines Market**, generally located south of Pines Boulevard and east of Dykes Road, site plan amendment. (Joseph)

Attachments:     [Agenda Item No. 4 \(19-0450\)](#)

5.       [19-0451](#)     **SP 2018-15, Pines City Center Phase 1B**, generally located south of Pines Boulevard and east of SW 103 Avenue, site plan amendment. (Joseph)

Attachments:     [Agenda Item No. 5 \(19-0451\)-04182019170315](#)  
                          [Final for PZ](#)

#### NEW BUSINESS:

#### NON-QUASI-JUDICIAL ITEMS:

6.       [19-0457](#)     **SN 2018-08, The Winston Apartments**, generally located east of Hiatus Road and N of Washington Street, sign applications. (Cole)

Attachments:     [Planning and Zoning Board Staff Report The Winston Apartments SN 2018-08](#)  
                          [The Winston](#)

7.       [19-0458](#)     **MSC 2017-16, Kidz Choice Charter School**, 1800 North Douglas Road, installation of a playground to an existing school, miscellaneous request. (Cole)

Attachments:     [Planning & Zoning Board Staff Report MSC 2017-16 \(Kidz Choice Charter Playc](#)

8.       [19-0459](#)     **MSC 2019-06, Siena Pembroke Pines (F.K.A. Stellar Pines)**, generally located south of Pines Boulevard and west of SW 184 Avenue (just east of Estancia entry road), modifications to the unit model types, enlarging the cabana, along with modifications to the colors within the project to be consistent with their design theme, miscellaneous request. (Joseph)

Attachments:     [Planning and Zoning Board Staff Report \(MSC 2019-06\) Revised](#)  
                          [Siena at Pembroke Pines Site Plans 04-18-19](#)

**ITEMS AT THE REQUEST OF THE BOARD:**

9. [19-0452](#) Discussion and possible action on **Annual Board Report**.

Attachments: [Agenda Item No. 9 \(19-0452\)](#)

**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

**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.