

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, June 27, 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:

ORGANIZATIONAL:

- [19-0750](#) Selection of Chair
- [19-0751](#) Selection of Vice Chair
- [19-0752](#) Sunshine Law Refresher

APPROVAL OF MINUTES:

- [19-0753](#) May 23, 2019

Attachments: [M05232019 \(19-0753\)](#)

CONSENT AGENDA ITEMS:

1. [19-0754](#) **SN 2019-04, Arbor Green**, generally located east of Hiatus Road and south of Taft Street, sign application. (Cole)

Attachments: [Item No. 1 \(19-0754\)](#)
2. [19-0755](#) **MSC 2019-13, (SPG) Haagen-Dazs**, 420 SW 145 Terrace, façade, signage, and outdoor dining, miscellaneous application. (Cole)

Attachments: [Item No. 2 \(19-0755\)](#)
3. [19-0766](#) **SN 2019-06, Rasberry Animal Clinic**, 1000 University Drive, sign application. (Cole)

Attachments: [Item No. 3 \(19-0766\)](#)
4. [19-0767](#) **SN 2019-07, St Edwards Catholic Church**, 19000 Pines Boulevard, sign application. (Cole)

Attachments: [Item No. 4 \(19-0767\)](#)
5. [19-0769](#) **MSC 2019-11, Golf Galaxy at Pembroke Crossing**, 11810 Pines Boulevard, color change to existing tenant bay, miscellaneous request. (Cole)

Attachments: [Item No. 5 \(19-0769\)](#)

6. [19-0771](#) **MSC 2019-14, Suzanne Plaza**, 7910 Taft Street, color change to the existing plaza, miscellaneous request. (Cole)

Attachments: [Item No. 6 \(19-0771\)](#)

**NEW BUSINESS:
PUBLIC HEARINGS:**

7. [19-0756](#) **PH 2019-01**, The purpose of this Public Hearing is to consider, at the request of School Board of Broward County, a 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. (Sharon)

Attachments: [Exhibit A-1-Acreage Determination Letter-BC Planning Council 05-17-19](#)

[Exhibit A-2a-Legal Description-Pembroke Shores Plat](#)

[Exhibit A-2b-Survey-Pembroke Shores Plat-PB 157, 22-12-07-1994](#)

[Exhibit B-1-Location Map-1](#)

[Exhibit B-2-Location Map-2](#)

[Exhibit C-1-Current Future Land Use Plan](#)

[Exhibit C-2-Proposed Future Land Use Plan](#)

[Exhibit D Correspondence City Engineer](#)

[Exhibit F Correspondence SBDD](#)

[Exhibit G Municipal Parks](#)

[Exhibit H Traffic Analysis](#)

[Exhibit I Mass Transit](#)

[Exhibit K-1 Natural & Historic Resources Analysis Letter](#)

[Exhibit K-2 Historic Sites Map](#)

[Exhibit K-3 LAPCs-ESLs-NRAs-Tree Resources Map](#)

[Exhibit K-4 PPA-Sea Leve Rise Map](#)

[Exhibit K-5 BC Wellfield Map](#)

[Exhibit K-6 Soils Map](#)

[Merrick Square LUPAWatersewersignoff](#)

[Merrick Square-Pembroke Pines-LUPA Application-06-10-19](#)

**NEW BUSINESS:
PUBLIC HEARINGS / REGULAR ITEMS:**

8. [19-0757](#) **PH 2019-01**, 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. (Sharon)

Attachments: [Item No. 7 & 8 \(19-0756 & 19-0757\)](#)

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

9. [19-0758](#) **ZV 2019-01, Memorial Healthcare**, 2301 N University Drive, variance request. (Dean)

Attachments: [Item No. 9 \(190758\)](#)

10. [19-0759](#) **ZV 2019-03, Golf Galaxy at Pembroke Crossing**, 11810 Pines Boulevard, variance request. (Dean)

Attachments: [Item No. 10 \(19-0759\)](#)

11. [19-0760](#) **ZV 2019-04, Golf Galaxy at Pembroke Crossing**, 11810 Pines Boulevard, variance request. (Dean)

Attachments: [Item No. 11 \(19-0760\)](#)

12. [19-0761](#) **SP 2018-12, Arby's Pembroke Commons**, generally located west of University Drive between Pines Boulevard and Johnson Street, site plan amendment. (Joseph)

Attachments: [Item No. 12 \(19-0761\)](#)

13. [19-0762](#) **SP 2019-02, Hobby Lobby**, 10700 Pines Boulevard, Building G, site plan amendment. (Cole)

Attachments: [Item No. 13 \(19-0762\)](#)

14. [19-0763](#) **SP 2019-05, Bergeron 15.25 Acre Parcel**, generally located south of Stirling Road and west of SW 196 Avenue, site plan amendment. (Joseph)

Attachments: [Item No. 14 \(19-0763\)](#)

15. [19-0764](#) **SP 2019-06, Diversified Aviation**, 101 SW 77 Way, site plan amendment. (Joseph)

Attachments: [Item No. 15 \(19-0764\)](#)

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

16. [19-0768](#) **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. (Cole)
- Attachments: [Item No. 16 \(19-0768\)](#)
17. [19-0770](#) **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. (Cole)
- Attachments: [Item No. 17 \(19-0770\)](#)
18. [19-0772](#) **MSC 2019-16, Advenir @ San Tropez**, 7840 NW 3 Street, color change to the existing apartment buildings and addition of residential monument sign. (Cole)
- Attachments: [Item No. 18 \(19-0772\)](#)

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**

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.