

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, September 12, 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:

APPROVAL OF MINUTES:

[19-1093](#) August 8, 2019

Attachments: [M08082019](#)

OLD BUSINESS:

PUBLIC HEARING / REGULAR ITEM CONTINUED:

1. [19-0951](#) **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. (Sharon)

Attachments: [Agenda Item No. 1 \(19-0951\)](#)

OLD BUSINESS:

QUASI-JUDICIAL ITEMS:

2. [19-1076](#) **ZV 2019-05, Holiday Showplace Plaza**, 9101 - 9163 Taft Street, variance request. (Dean)

Attachments: [Agenda Item No. 2 \(19-1076\)](#)

NEW BUSINESS:

PUBLIC HEARING / REGULAR ITEMS:

3. [19-1077](#) **ZC 2019-01**, The purpose of this Public Hearing 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.

(This item will be heard as regular agenda item number 4.)

Attachments: [Agenda Item Nos. 3 & 4 \(19-1077\)](#)

4. [19-1078](#) **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.

Attachments: [Agenda Item Nos. 3 & 4 \(19-1077\)](#)

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

5. [19-1079](#) **ZV 2019-06, Walmart #5932**, 2201 N University Drive, variance request. (Dean)

Attachments: [Agenda Item No. 5 \(19-1079\)](#)

6. [19-1081](#) **ZV 2019-07, Somerset Academy Elementary**, 19620 Pines Boulevard, variance request. (Dean)

Attachments: [Agenda Item No. 6 \(19-1081\)](#)

7. [19-1082](#) **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. (Joseph)

Attachments: [Agenda Item No. 7 \(19-1082\)](#)

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

8. [19-1083](#) **SN 2019-09, Citibank**, 8411 Pines Boulevard, sign application. (Cole)

Attachments: [Agenda Item No. 8 \(19-1083\)](#)

9. [19-1084](#) **MSC 2019-03, Miami Grill**, 11501 Pines Boulevard, miscellaneous request. (Joseph / Lauren)

Attachments: [Agenda Item No. 9 \(19-1084\)](#)

10. [19-1085](#) **MSC 2019-18, Burlington at Pembroke Crossing**, 11930 Pines Boulevard, minor façade changes, miscellaneous request. (Cole)

 Attachments: [Agenda Item No. 10 \(19-1085\)](#)
11. [19-1080](#) **MSC 2019-19, ABC Fine Wine & Spirits**, 10798 Pines Boulevard, façade changes to include addition of metal awnings, stone and wood siding, miscellaneous request. (Cole)

 Attachments: [Agenda Item No. 11 \(19-1080\)](#)
12. [19-1086](#) **MSC 2019-21, Shoe Carnival**, 11136 Pines Boulevard, minor façade changes, miscellaneous request. (Cole)

 Attachments: [Agenda Item No. 12 \(19-1086\)](#)

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.