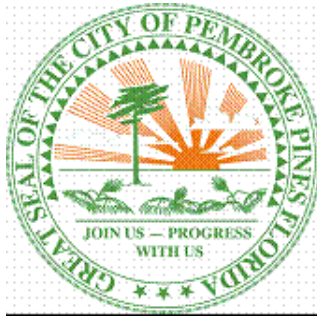


City of Pembroke Pines, FL

*City of Pembroke Pines
Planning and Zoning Board
601 City Center Way
Pembroke Pines, FL 33025*



Meeting Agenda - Final

Thursday, October 8, 2020

6:30 PM

Commission Chambers

Planning and Zoning Board

PLANNING AND ZONING BOARD / ARCHITECTURAL REVIEW BOARD WILL HOLD A “VIRTUAL” MEETING USING COMMUNICATIONS MEDIA TECHNOLOGY (“CMT”), GOVERNOR RON DESANTIS ISSUED EXECUTIVE ORDER NO. 20-69, DATED MARCH 20, 2020, PERTAINING TO CONDUCTING LOCAL GOVERNMENT MEETINGS WHILE UNDER THE PUBLIC HEALTH EMERGENCY RELATED TO THE NOVEL CORONAVIRUS DISEASE 2019 (COVID-19). IN ACCORDANCE WITH THIS ORDER, AND DUE TO PROHIBITION ON PUBLIC ACCESS TO CITY HALL BECAUSE OF THE RISK TO PUBLIC HEALTH, THE CITY WILL BE HOLDING THE MEETING VIRTUALLY.

Pursuant to Florida Statutes Chapter 286.011, notice is hereby given that one or more City Commissioners may be present at this meeting.

CITY HALL IS CLOSED TO THE PUBLIC DUE TO THE COVID-19 CORONAVIRUS PANDEMIC.

Public access to this virtual meeting can be accomplished as follows:

- *View meeting by live stream:*
[HTTPS://www.ppines.com/135/watch meeting Live Stream](https://www.ppines.com/135/watch meeting Live Stream)
- *View meeting by Cable Television (PEG TV)*
Comcast Channel 78 and AT&T UVERSE Channel 99

Any member of the public wishing to comment publicly on any matter, including on items on the agenda, may submit their comments by email to the City Clerk at publiccomments@ppines.com, or by using the call-in number 1-408-418-9388, Access code 173 882 1881.

All comments submitted by email that, if read orally, are three minutes or less shall be read into the record. All comments submitted by email shall be made a part of the public record. All public comments, whether called in via phone or read from an email, are limited to 3 minutes each.

If any member of the public requires additional information about this Planning and Zoning Board meeting or has any questions about how to submit a public comment at the meeting, please contact:

*Sheryl McCoy, Board Secretary
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025
954-392-2100
Email: publiccomments@ppines.com*

MEETING CALLED TO ORDER**ROLL CALL****SUBMISSION OF LOBBYING DISCLOSURE FORMS:****APPROVAL OF MINUTES:**

[20-0733](#) September 17, 2020

Attachments: [M09172020 \(20-0732\)](#)

CONSENT AGENDA ITEMS:

1. [20-0734](#) **SN 2020-08, Home Away From Home**, 18500 Johnson Street, sign application. (Joseph)

Attachments: [Item No. 1 \(20-0734\)](#)

2. [20-0735](#) **MSC 2020-12, Public Storage**, 1611 S Douglas Road, re-imaging signage and color change to existing storage facility, miscellaneous request. (Joseph)

Attachments: [Item No. 2 \(20-0735\)](#)

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

3. [20-0736](#) **PH 2020-02**, The purpose of this Public Hearing is to consider, at the request of Trinity Lutheran Church, a proposed change of Land Use designation, from Community Facilities to Commercial for the northern 1.99 gross acres of the church's overall 4 acre property for the purpose of developing a gas station and convenience store on the proposed **Wawa / Trinity Lutheran Church** property (PH 2020-02) located at 7150 Pines Boulevard and generally located at the southeast corner of Pines Boulevard and SW 72 Avenue. (Sharon)

This will be heard as regular item number 4.

Attachments: [\(20-0736\) Item Nos. 3 & 4](#)
[Attachment 1 - City LUPA Application - Signed Unified Development Application](#)
[Attachment 2 - Updated Comparative Analysis](#)
[Attachment 3 -Environmental Services Memo Dated 7-20-2020](#)
[Vicinity Map](#)
[Aerial Site Map](#)

4. [20-0737](#) **PH 2020-02**, The purpose of this item is to transmit a recommendation to the City Commission, at the request of Trinity Lutheran Church, for the proposed change of Land Use designation, from Community Facilities to Commercial for the northern 1.99 gross acres of the church's overall 4 acre property purpose of developing a gas station and convenience store on the located at 7150 Pines Boulevard, generally located at the southeast corner of Pines Boulevard and 72nd Avenue.. (Sharon)

Attachments: [\(20-0737\) Item Nos. 3 & 4](#)
[Attachment 1 - City LUPA Application - Signed Unified Development Application](#)
[Attachment 2 - Updated Comparative Analysis](#)
[Attachment 3 -Environmental Services Memo Dated 7-20-2020](#)
[Vicinity Map](#)
[Aerial Site Map](#)

5. [20-0738](#) **ZC 2020-01**, the purpose of this Public Hearing is to consider, at the request of the City of Pembroke Pines, an amendment to the **Pines Village Market** (ZC 2020-01) F.K.A. 16000 Pines Market MXD Guidelines (Mixed Use Development District). The applicant proposes an amendment to the existing MXD (Mixed use Development District) design guidelines and a flexibility unit allocation request to allow for the future development of 170 townhouse units for the **Pines Village Market** (ZC 2020-01) F.K.A. 16000 Pines Market property generally located on the southeast corner of Pines Boulevard and SW 160 Avenue, containing 26.95 acres more or less. (Joseph)

This will be heard as regular item number 6.

Attachments: [Item Nos. 5 & 6 \(20-0738 & 20-0739\)](#)
[Attachment 1 - Traffic Study](#)
[Attachment 2 - Letter Greenspoon Marder](#)
[Attachment 3 - Guidelines](#)
[Attachment 4 -DRC Comments and Sign Offs](#)
[Aerial Site Photo-10052020174443](#)

6. [20-0739](#) **ZC 2020-01**, the purpose of this item is to transmit a recommendation to the City Commission, for an amendment to the **Pines Village Market** (ZC 2020-01) F.K.A. 16000 Pines Market MXD Guidelines (Mixed Use Development District). The applicant proposes an amendment to the existing MXD (Mixed use Development District) design guidelines and a flexibility unit allocation request to allow for the future development of 170 townhouse units for the **Pines Village Market** (ZC 2020-01) F.K.A. 16000 Pines Market property generally located on the southeast corner of Pines Boulevard and SW 160 Avenue, containing 26.95 acres more or less.. (Joseph)

Attachments: [Item Nos. 5 & 6 \(20-0738 & 20-0739\)](#)
[Attachment 1 - Traffic Study](#)
[Attachment 2 - Letter Greenspoon Marder](#)
[Attachment 3 - Guidelines](#)
[Attachment 4 -DRC Comments and Sign Offs](#)
[Aerial Site Photo-10052020174443](#)

ITEMS AT THE REQUEST OF THE BOARD:

ITEMS AT THE REQUEST OF STAFF:

7. [20-0740](#) Land Development Code Review (LDC) Update:
 AM 2020-01 Article 6 Zoning Regulations & Standards

Attachments: [Item No. 7 \(20-0740\)](#)
 [Article 6 Development Standards P&Z submittal](#)

ITEMS AT THE REQUEST OF THE PUBLIC:

ADJOURNMENT:

CITY OF PEMBROKE PINES

Sheryl McCoy
Board Secretary

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.

AFFECTED PARTIES

ALL AFFECTED PARTIES (A PERSON (OR PERSONS) NATURAL OR CORPORATE, WHO IS THE OWNER OF THE SUBJECT PROPERTY AS LISTED IN THE RECORDS OF THE BROWARD COUNTY PROPERTY APPRAISER, OR WHO RESIDES IN OR OPERATES A BUSINESS WITHIN 500 FEET OF THE SUBJECT PROPERTY) MAY APPEAR AT SAID PLACE AND TIME TO BE HEARD AND TO PRESENT THEIR EVIDENCE, BRING FORTH WITNESSES, AND CROSS-EXAMINE WITNESSES PROVIDING THEY NOTIFY AND FILE THE REQUIRED FORMS PROVIDED BY THE CITY CLERK'S OFFICE AT LEAST SEVEN CALENDAR DAYS PRIOR TO THE PROCEEDINGS.

INFORMATION:

INFORMATION REGARDING ANY ITEMS MAY BE RECEIVED IN THE OFFICE OF THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT, 601 CITY CENTER WAY, PEMBROKE PINES, FLORIDA (954) 392-2100, MONDAY - THURSDAY, BETWEEN THE HOURS OF 7:00 A.M. AND 6:00 P.M.

APPEALS:

IF A PERSON 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 VIRTUALLY PARTICIPATE SHOULD CONTACT THE CITY CLERK AT (954) 450-1050 AT LEAST 48 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.