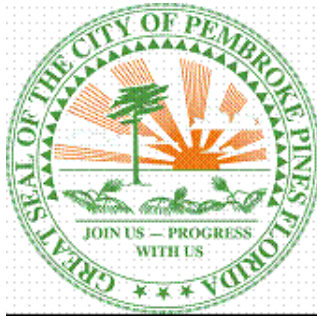


City of Pembroke Pines, FL

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



Meeting Agenda

Thursday, January 14, 2021

6:30 PM

City Hall is currently closed to the public due to the COVID 19
Coronavirus Pandemic.

Commission Chambers

Planning and Zoning Board

WELCOME TO THE PLANNING AND ZONING BOARD / ARCHITECTURAL REVIEW BOARD

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 CURRENTLY CLOSED TO THE PUBLIC DUE TO THE COVID 19 CORONAVIRUS PANDEMIC.

PUBLIC ACCESS ON VIRTUAL MEETING PLATFORM:

JOIN MEETING ON CISCO WEBEX VIRTUAL MEETING PLATFORM:

PHONE NUMBER 1-408-418-9388, MEETING NUMBER ACCESS CODE 179 768 4736. YOU WILL BE IN LISTEN MODE UNTIL CALLED UPON TO SPEAK.

COMMENT VIA EMAIL:

TELEVISED:

WEBSITE ACCESS TO LIVESTREAM:

VIEW AGENDAS:

FURTHER INFORMATION:

MEETING CALLED TO ORDER

ROLL CALL

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

NEW BUSINESS:

PUBLIC HEARINGS / REGULAR ITEMS:

CONSENT AGENDA:

[21-0027](#) 1. SN 2020-10, Pasadena Estates II, sign plan application

Attachments: [Item No. 1 \(21-0027\)](#)

NEW BUSINESS:**QUASI-JUDICIAL-ITEMS:****PUBLIC HEARINGS / REGULAR ITEMS:****QUASI-JUDICIAL-ITEMS:**

- [21-0028](#) 2. ZC 2019-02, the purpose of this Public Hearing is to consider, at the request of D.R. Horton, Inc., a zoning map change from A-1 (Limited Agricultural) to PUD (Planned Unit Development) for the purpose of developing Townhomes on the Broward County School Board parcel (AKA: Merrick Square (ZC 2019-02) property), generally located on the southeast corner of Pines Boulevard and SW 172 Avenue, containing approximately 5.179 acres more or less.(Joseph)

(This will be heard as regular agenda item number 3.)

- [21-0029](#) 3. ZC 2019-02, the purpose of this item is to transmit, at the request of, D.R. Horton, Inc., a recommendation to the City Commission, as recommended by staff a zoning map change from A-1 (Limited Agricultural) to PUD (Planned Unit Development) for the purpose of developing Townhomes on the Broward County School Board parcel (AKA: Merrick Square (ZC 2019-02) property), generally located on the southeast corner of Pines Boulevard and SW 172 Avenue, containing approximately 5.179 acres more or less.(Joseph)

Attachments: [Item No.2 and No.3 \(21-0028-29\)](#)

- [21-0030](#) 4. ZC 2020-04, the purpose of this Public Hearing is to consider, at the request of D.R. Horton, Inc., a zoning text change to create a new, "SF-5 (Townhome)" housing category with associated development criteria within the Pembroke Shores Planned Unit Development guidelines. The proposed zoning text change will also include the assignment of the "SF-5 (Townhome)" housing category to the Broward County School Board parcel (AKA: Merrick Square property), generally located on the southeast corner of Pines Boulevard and SW 172 Avenue, containing approximately 23.5010 acres more or less. (Joseph)

(This will be heard as regular agenda item number 5)

- 21-0031** 5. ZC 2020-04, the purpose of this item is to transmit a recommendation to the City Commission, at the request of D.R. Horton, Inc., a zoning text change to create a new, “SF-5 (Townhome)” housing category with associated development criteria within the Pembroke Shores Planned Unit Development guidelines. The proposed zoning text change will also include the assignment of the “SF-5 (Townhome)” housing category to the Broward County School Board parcel (AKA: Merrick Square property), generally located on the southeast corner of Pines Boulevard and SW 172 Avenue, containing approximately 23.5010 acres more or less. (Joseph)

Attachments: [Item No.4 and No.5 \(21-0030-31\)](#)

NEW BUSINESS:

NON-QUASI-JUDICIAL-ITEMS:

QUASI-JUDICIAL ITEMS:

NON-QUASI-JUDICIAL-ITEMS:

- 21-0032** 6. SP 2020-10, 16000 Pines Market Grocer Tenant, south of Pines Boulevard and East of Dykes Road, Site Plan Application (Joseph).

Attachments: [Item No.6 \(21-0032\)](#)

NEW BUSINESS:

NON-QUASI-JUDICIAL-ITEMS:

NON-QUASI-JUDICIAL ITEMS:

- 21-0033** 7. SP 2020-04, Pines Village Market Residences (F.K.A 16000 Pines Market Residences), generally located south of Pines Boulevard and East of Dykes Road, Site Plan Application (Joseph).

Attachments: [Item No.7 \(21-033\)](#)

NEW BUSINESS:

NON-QUASI-JUDICIAL-ITEMS:

ITEMS AT THE REQUEST OF THE BOARD:

ITEMS AT THE REQUEST OF STAFF:

ITEMS AT THE REQUEST OF THE PUBLIC:

ADJOURNMENT:

MEETING DATES AND TIMES:

AFFECTED PARTIES:

INFORMATION:

APPEALS:

ACCOMMODATIONS: