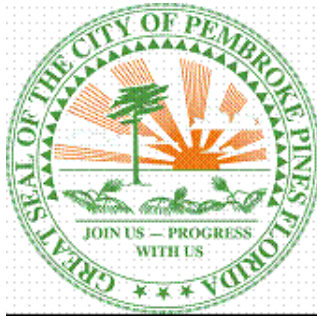


# City of Pembroke Pines, FL

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



## Meeting Agenda - Final

Thursday, June 23, 2022

6:30 PM

Commission Chambers

**Planning and Zoning Board**

**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.

**THIS MEETING WILL BE CONDUCTED IN PERSON BUT WITH THE RECOMMENDED ADHERENCE TO THE SAFETY GUIDELINES OF THE CENTER FOR DISEASE CONTROL (CDC) WITH REGARD TO FACE COVERINGS AND SOCIAL DISTANCING DUE TO THE RECENT COVID-19 PANDEMIC.**

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

[22-0498](#) May 26, 2022

Attachments: [M05262022](#)

**NEW BUSINESS:****CONSENT AGENDA:**

1. [22-0499](#) **MSC 2022-0005, Douglas Taft Plaza (AKA Pembroke Place South Plaza)**, 8900 - 8940 Taft Street, paint modifications to existing building and monument sign, miscellaneous application. (Juliana/Cole)

Attachments: [Item No. 1 Douglas Taft Plaza \(22-0499\)](#)

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

2. [22-0501](#) **ZV 2022-05, Douglas Gardens IV & VI**, 705 SW 88 Avenue, variance request. (Dean)

Attachments: [Item No. 2 Douglas Garden IV & VI \(22-0501\)](#)

3. [22-0502](#) **ZV 2022-0009, Additional Outparcel @ Pembroke Commons**, 300 - 700 N University Drive, variance request. (Dean)

Attachments: [Item No. 3 & 4 Additional Outparcel @ Pembroke Commons \(22-0502 & 0503\)](#)

4. [22-0503](#) **ZV 2022-0010, Additional Outparcel @ Pembroke Commons**, 300 - 700 N University Drive, variance request. (Dean)  
  
**Attachments:** [Item No. 3 & 4 Additional Outparcel @ Pembroke Commons \(22-0502 & 0503\)](#)
5. [22-0504](#) **ZV 2022-0011, Sleep Number @ 16000 Pines Market**, 16030 Pines Boulevard, variance request. (Dean)  
  
**Attachments:** [Item No. 5 Sleep Number @ 16000 Pines Market \(22-0504\)](#)
6. [22-0505](#) **SP 2021-12, EZ Express Carwash**, 181 NW 180 Avenue, site plan amendment. (Cole)  
  
**Attachments:** [Item No. 6 EZ Express Carwash \(22-0505\)](#)  
[Item No. 6 \(22-0505\) Final Plans for P & Z](#)
7. [22-0506](#) **SP 2021-19, Chick-fil-A @ Westfork Plaza**, 15901 Pines Boulevard, site plan application. (Joseph)  
  
**Attachments:** [Item No. 7 Chick-fil-A @ Westfork Plaza \(22-0506\)](#)

#### **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:**

*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 AM. 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 PARTICIPATE SHOULD CONTACT THE CITY CLERK AT (954) 450-1050 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.*

**SERVICES FOR THE HEARING IMPAIRED:**

*SERVICES FOR THE HEARING IMPAIRED OR DEAF ARE PROVIDED BY FLORIDA RELAY AT NO COST. INDIVIDUALS MAY BE REFERRED TO DIAL TTY/Voice Communication 711 or 1-800-955-8771.*