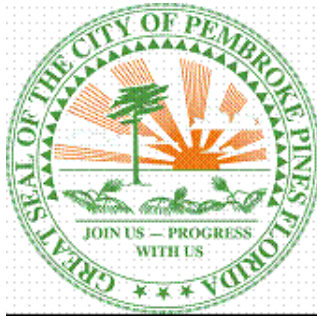


# City of Pembroke Pines, FL

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



## **Meeting Agenda - Final**

**Thursday, September 8, 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:**

**APPROVAL OF MINUTES:**

[22-0687](#) August 11, 2022

**Attachments:** [M08-11-2022 \(22-0687\)](#)

**NEW BUSINESS:**

**CONSENT AGENDA ITEMS:**

1. [22-0688](#) **MSC 2022-0009, Auto Harbor**, 12600 Pines Boulevard, color change to and existing shopping center, miscellaneous request. (Cole/Laura)

**Attachments:** [Item No. 1 Auto Harbor \(22-0688\)](#)

2. [22-0689](#) **MSC 2022-0011, Cobblestone Plaza**, 14802 - 14956 Pines Boulevard, color change to and existing shopping center, miscellaneous request. (Cole/Juliana)

**Attachments:** [Item No. 2 Cobblestone Plaza \(22-0689\)](#)  
[Item No. 2 Cobblestone Plaza Proposed Miscellaneous Plans](#)

**OLD BUSINESS:**

**QUASI-JUDICIAL ITEMS:**

3.        [22-0690](#)        **SP 2022-02, Franklin Academy**, 18800 Pines Boulevard, site plan amendment. (Joseph)

**Attachments:**    [Item No. 3 Franklin Academy \(22-0690\)](#)  
[Special Exception Justification](#)  
[Operational Management Plan](#)  
[Traffic Impact Analysis Update](#)  
[Letter from Consilium - Phasing Plan](#)  
[Letter from Consilium - Student Increase](#)  
[Proposed Site Plan Amendment](#)

### **NEW BUSINESS:**

### **NON-QUASI-JUDICIAL ITEMS:**

4.        [22-0691](#)        **SP 2022-04, Douglas Gardens IV & VI**, 705 SW 88 Avenue, site plan application. (Joseph)

**Attachments:**    [Item No. 4 Douglas Gardens IV & VI \(22-0691\)](#)  
[Unified Development Application Revised](#)  
[Scope of Work](#)  
[Sustainability Statement](#)  
[Economic Impact Statement](#)  
[Bus Transportation](#)  
[FAA Determination Letter](#)  
[County Affordable Housing Certification](#)  
[WASTEPRO Letter](#)  
[Full Set Douglas Gardens IV and VI](#)

### **NEW BUSINESS:**

### **QUASI-JUDICIAL ITEMS:**

5.        [22-0692](#)        **SP 2021-10, Midas Service Center**, 12391 Pembroke Road, site plan amendment. (Joseph)

**Attachments:**    [Item No. 5 Midas Service Center \(22-0692\)](#)  
[Item No. 5 Proposed Site Plan Amendment](#)

### **ITEMS AT THE REQUEST OF THE BOARD:**

### **ITEMS AT THE REQUEST OF STAFF:**

6. [22-0693](#) Set Board schedule for the remainder of the calendar year:

Attachments: [Item No. 6 Board Meeting Schedule \(22-0693\)](#)

## ITEMS AT THE REQUEST OF THE PUBLIC:

### ADJOURNMENT:

CITY OF PEMBROKE PINES

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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 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.