

## **DRAFT FOR REVIEW AND COMMENTS**

### **Annual Board Report May 2017 thru March 2018**

#### **Items at the Request of the Board:**

##### **Chairman Rose:**

- 1) Reminded the Planning and Zoning Board members to attend the Walking Audit.

##### **Vice Chairman Jacob:**

- 1) Questioned if staff had a response to the resale of power at electric car charging stations.  
**This was addressed at the meeting.**
- 2) Spoke in reference to the parking, towing, and signage concerns at Metro Diner.  
**This was addressed at the meeting.**
- 3) Spoke in reference to floodlights in residential yards that shine into their neighbors' home.  
**This was addressed at the meeting.**
- 4) Questioned if solicitors are required to have permits.  
**This was addressed at the meeting.**

##### **Member Girello:**

- 1) Spoke in reference to wireless / small cell tower replacements and regulations.  
**This was addressed at the meeting.**
- 2) Spoke in reference to the construction and landscaping for the Village Square (Publix)  
**This was addressed at the meeting.**
- 3) Spoke in reference to a missing stop sign behind the Good Will store in the Flamingo Pines Shopping Center.  
**This was addressed at the meeting.**
- 4) Spoke in reference to process for site improvements / amendments.  
**This was addressed at the meeting.**

##### **Member Gonzalez:**

- 1) Spoke in reference to the cost of building permits.  
**This was addressed at the meeting.**
- 2) Spoke in reference to the removal of trees behind the houses in Durango Estates along the east side of 199 Avenue.

##### **Alternate Member Lippman:**

- 1) Spoke in reference to the poor condition of the Pembroke Place shopping center parking lot. He noted there are many potholes and other concerns.  
**This was addressed at the meeting. Staff will make Code Enforcement aware.**

- 2) Alternate Member Lippman spoke in reference to construction debris in the Village Square shopping center parking lot that is causing flat tires.  
**This was addressed at the meeting. Dean Piper, Zoning Administrator, noted that he will speak with the property manager to address this concern.**
- 3) Spoke in reference to traffic concerns at the intersection of Sheridan Street and Flamingo Road.  
**Staff will be addressing this Environmental Services / Engineering.**

## **0 Public Hearings**

### **0 LUPA**

### **0 DRI**

## **4 Zoning Changes**

**ZC 2017-04**, The purpose of this item is to transmit a recommendation to the City Commission, as recommended by staff, a zoning change from A-1 (Limited Agricultural District) to MXD (Mixed Use Development District) for the **Pembroke Pines City Hall (AKA: Old City Hall parcel)** (ZC 2017-04) property located at the southwest corner of Pines Boulevard and west of Palm Avenue containing 15 acres more or less. The rezoning of this property includes an amendment to existing Pembroke Pines City Center (MXD) design guidelines, adding the Pembroke Pines City Hall property into the district and establishing development criteria for the parcel. The addition of the approximate 15 acre Pembroke Pines City Hall property will expand the Pembroke Pines City Hall (MXD) to 161.36 acres more or less.

**ZC 2018-01**, The purpose of this item is to transmit a recommendation to the City Commission, as recommended by staff, at the request of Sunshine Broward Prop Holding, LLC, a zoning change from B-3 (General Business) to C-1 (Commercial) with associated restrictive covenants for the **SAFStor Pembroke Pines** (ZC 2018-01) property generally located south of Pines Boulevard and west of SW 186 Avenue, containing approximately 7.171 acres more or less.

**ZC 2018-02**, The purpose of this item is to transmit a recommendation, at the request of the Mont Development Corp, to the City Commission, as recommended by staff, from B-3 (General Business District) to TH-12 (Townhouse District) for the **Stellar / Pines Townhomes** (ZC 2018-02) property generally located on the south side of Pines Boulevard west of SW 184th Avenue (just east of the entrance into Estancia), containing 5.0464 acres more or less.

**ZC 2018-03**, The purpose of this item is to transmit, at the request of JRAHHF Venture LLC, a recommendation to the City Commission, as recommended by staff, the proposal to amend the design guidelines of the Planned Commercial District (PCD) for the Shops at Pembroke Gardens (ZC 2018-03) property generally located south of Pines Boulevard and west of SW 145 Avenue.

## **1 Plats**

**SUB 2017-02, Stellar Pembroke Pines Plat**, generally located on the south side of Pines Boulevard between SW 184 Avenue and SW 186 Avenue, plat application.

**SUB 2018-01, SAFstor Land Co. Plat**, generally located south of Pines Boulevard and west of SW 186 Avenue, plat application.

## **8 Site Plans**

**SP 2016-24, Century Center**, generally located south of Pines Boulevard between SW 136th Avenue to SW 145th Avenue, site plan amendment.

**SP 2018-01, Flamingo Pines Shopping Center**, generally located south of Pines Boulevard and west of Flamingo Road, site plan amendment.

**SP 2018-04, Chevron Gas Station**, 1501 S Flamingo Road, site plan amendment.

**SP 2018-05, BMW of Pembroke Pines**, 14800 Sheridan Street, site plan amendment.

**SP 2018-06, Tesla Charging Stations at Cobblestone Plaza**, generally located south of Pines Boulevard, west of I-75 within Cobblestone Plaza, site plan amendment.

**SP 2018-07, Siena Townhomes**, generally located on the south side of Pines Boulevard west of SW 184th Avenue (just east of the entrance into Estancia), site plan application.

**SP 2018-10, Pembroke Pines City Center Phase II Commercial**, generally located south of Pines Boulevard, west of Palm Avenue, site plan amendment.

**SP 2018-11, SAFStor Pembroke Pines**, generally located south of Pines Boulevard and west of SW 186 Avenue, site plan application.

## **1 Zoning Interpretation:**

**ZI 2018-01, Check Cashing USA at Sheridan Plaza**, 2064 N University Drive, interpretation request.

## **13 Zoning Variances:**

**ZV 2018-01, Village of Mayfair – Building 6 (Proposed Daycare)**, 1500 S Hiatus Road, variance request.

**ZV 2018-02, Arby's @ Pembroke Commons**, 300 – 710 N University Drive, variance request.

**ZV 2018-03, Arby's @ Pembroke Commons**, 300 – 710 N University Drive, variance request.

**ZV 2018-04, Arby's @ Pembroke Commons**, 300 – 710 N University Drive, variance request.

**ZV 2018-05, Siena Townhomes**, generally located on the south side of Pines Boulevard west of SW 184th Avenue (just east of the entrance into Estancia), variance request.

**ZV 2018-06, Sheridan Plaza**, 2060 -2100 N University Drive, variance request.

**ZV 2018-07, Pembroke Place Shopping Center**, generally located on the northwest corner of Pines Boulevard and Palm Avenue, zoning variance request.

**ZV 2018-08**, Palm Square Center, 9801 -- 9833 Pines Boulevard, variance request.

**X ZV 2018-09, SAFStor Pembroke Pines**, generally located south of Pines Boulevard and west of SW 186 Avenue, variance request.

**ZV 2018-10, Pembroke Pines City Center Perimeter Building P-2 (City Mattress)**, generally located south of Pines Boulevard and west of Palm Avenue, variance request.

**ZV 2018-11, Flamingo Pines Square**, generally located south of Pines Boulevard and west of Flamingo Road, variance request.

**ZV 2018-12, Target Center**, generally located on the northwest corner of Pines Boulevard and Hiatus Road, variance request. (Dean)

**ZV 2018-13, Sheridan Plaza**, 2060 -2100 N University Drive, variance request.

### **8 Sign Applications**

**SN 2018-03, Sunoco Gas Station**, 21250 Sheridan Street, sign application.

**SN 2018-04, Taft Street Baptist Church**, 7241 Taft Street, sign application.

**SN 2018-02, Avant at Pembroke Pines**, 11801 Pembroke Road, sign application.

**SN 2018-05, Advenir @ San Tropez**, 7840 NW 3 Street, sign application.

**SN 2018-06, Chili's Restaurant**, 13610 Pines Boulevard, sign application.

**SN 2018-09, Mod Pizza**, 11255 Pines Boulevard, sign application.

**SN 2019-01, Bell Pembroke Pines Apartments**, 16700 Sheridan Street, sign application.

**SN 2019-03, LA Fitness**, 1900 N Flamingo Road, sign plan application.

### **17 Miscellaneous Applications**

#### **7 Shops at Pembroke Gardens**

#### **24 Total Miscellaneous Applications**

**MSC 2017-20, U-Gas**, 7000 Pines Boulevard, façade and canopy paint change and signage, miscellaneous request.

**MSC 2018-07, Holiday Showplace Plaza**, generally located north of Taft Street, west of NW 91 Avenue, façade, parking lot, and lighting improvements, miscellaneous request.

**MSC 2018-06, Starbucks – Flamingo Falls**, 2000 N Flamingo Road, signage with architectural tower feature and addition of outdoor seating and remodeling the drive thru, miscellaneous request.

**MSC 2018-08, Walmart**, 151 SW 184 Avenue, color change, miscellaneous request.

**MSC 2018-12, Bergeron Outdoor Storage South**, 19700 Stirling Road and generally located west of SW 196 Avenue; south of Stirling Road; north of Deer Creek Pass, detailing new tenant locations with trailers and associated parking and storage, miscellaneous request.

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**MSC 2018-07, Holiday Showplace Plaza**, generally located north of Taft Street, west of NW 91 Avenue, façade, parking lot, and lighting improvements, miscellaneous request.

**MSC 2018-16, Hooter's Restaurant**, 7990 Pine Boulevard, exterior modifications, color changes and signage to the existing restaurant, miscellaneous request.

**MSC 2018-17, Puppy Sales & Grooming**, 7801 Johnson Street, façade and signage changes, miscellaneous request.

**MSC 2018-18, Pembroke Lakes Square / Just Salad**, 221 Hiatus Road, renovation of storefront to include open covered patio seating area, miscellaneous request.

**MSC-2018-19, The Avant Apartments**, 11801 Pembroke Road, new painting re-imaging to existing buildings, miscellaneous request.

**MSC 2018-20, City Center Building "A"**, generally located on the south side of Pines Boulevard, west of Palm Avenue, façade change to the eastern elevation, miscellaneous request.

**MSC 2018-21, 7-Eleven**, 1601 N University Drive, rebranding of existing gas station and convenience store, miscellaneous request.

**MSC 2018-22, GT Taft Plaza**, 12333 NW 18 Street, color modifications and Uniform Sign Plan update, miscellaneous request.

**MSC 2018-23, Pembroke Pines City Center Phase I Master Outdoor Dining Plan**, generally located south of Pines Boulevard and east of Southwest 106 Avenue, creation of a master outdoor dining plan for City Center Phase 1 site (Publix shopping center), miscellaneous request.

**MSC 2018-24, Nowtech Preschool**, 1600 S Hiatus Road, installation of playground with associated safety fencing, miscellaneous request.

**MSC 2018-27, Auto Detailing at Chevron**, 10255 Pines Boulevard, installation of a hand carwash canopy with associated parking, miscellaneous request.

**MSC 2019-02, Pine Hill Plaza and Apartments**, 7927, 7947 and 7991 Johnson Street, replacement of building canopy, color change to the existing buildings, and update to the Uniform Sign Plan, miscellaneous request.

## **7 SPG**

**MSC 2018-09, Gottex**

**MSC 2018-10, Sirocco Mediterranean Restaurant**

**MSC 2018-11, Buddha Bowl**

**MSC 2018-14, The Cheese Course** (Christian)

**MSC 2018-15, Venetian Nails**

**MSC 2018-25, Shops at Pembroke Gardens**, 527 SW 145 Terrace, installation of a dog park (behind building 3000) with associated fencing, water fountains and seating for pet owners, miscellaneous request.

**MSC 2019-04, Shops at Pembroke Gardens**, addition of two (2) trellis seating areas and removal of sign criteria from creating a master sign plan, miscellaneous request.

## **Code Review / Amendments**

**AM 2018-03**, Discussion and possible action to consider adding **manual car wash / detailing** use as an **accessory use to regional mall development**.

**AM 2018-06**, Discussion and possible action on updating the **sign code**.