



City of Pembroke Pines

Planning and Economic Development Department

Unified Development Application

Planning and Economic Development
City Center - Third Floor
601 City Center Way
Pembroke Pines, FL 33025
Phone: (954) 392-2100
<http://www.ppines.com>

Prior to the submission of this application, the applicant must have a pre-application meeting with Planning Division staff to review the proposed project submittal and processing requirements.

Pre Application Meeting Date: _____

Plans for DRC _____

Planner: _____

City of Pembroke Pines
Received

MAY 7 2019

Indicate the type of application you are applying for:

- ☐ Appeal*
- ☐ Comprehensive Plan Amendment
- ☐ Delegation Request
- ☐ DRI*
- ☐ DRI Amendment (NOPC)*
- ☐ Flexibility Allocation
- ☐ Interpretation*
- ☒ Land Use Plan Map Amendment*
- ☐ Miscellaneous
- ☐ Plat*

- ☐ Sign Plan
- ☐ Site Plan*
- ☐ Site Plan Amendment*
- ☐ Special Exception*
- ☐ Variance (Homeowner Residential)
- ☐ Variance (Multifamily, Non-residential)*
- ☒ Zoning Change (Map or PUD)*
- ☒ Zoning Change (Text)
- ☐ Zoning Exception*
- ☐ Deed Restriction

INSTRUCTIONS:

- All questions must be completed on this application. If not applicable, mark *N/A*.
- Include all submittal requirements / attachments with this application.
- All applicable fees are due when the application is submitted (Fees adjusted annually).
- Include mailing labels of all property owners within a 500 feet radius of affected site with signed affidavit (Applications types marked with *).
- All plans must be submitted no later than noon on Thursday to be considered for Development Review Committee (DRC) review the following week.
- Adjacent Homeowners Associations need to be noticed after issuance of a project number and a minimum of 30 days before hearing. (Applications types marked with *).
- The applicant is responsible for addressing staff review comments in a timely manner. Any application which remains inactive for over 6 months will be removed from staff review. A new, updated, application will be required with applicable fees.
- Applicants presenting demonstration boards or architectural renderings to the City Commission must have an electronic copy (PDF) of each board submitted to Planning Division no later than the Monday preceding the meeting.

Staff Use Only

Project Planner: Sharon Project #: PRJ 20 19 - 06 Application #: PH 2019-02
Date Submitted: 05/07/19 Posted Signs Required: (3) Fees: \$ 10,343

SECTION 1-PROJECT INFORMATION:Project Name: Merrick SquareProject Address: 201 SW 172 Avenue, Pembroke Pines, FL 33027Location / Shopping Center: Southeast corner of SW 172nd Avenue and Pines BoulevardAcreage of Property: 24.47 Building Square Feet: N/AFlexibility Zone: N/A Folio Number(s): 5140-17-02-0050Plat Name: Pembroke Shores Traffic Analysis Zone (TAZ): **Legal Description:**See provided legal description

Has this project been previously submitted?

Yes

No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval
12/07/94		Rezoning 487 acres from A-1 Zoning District to PUD Zoning District. In addition to be comply with the City Code of Ordinances and "Pembroke Shores Development Design Standards".	Adopted	Ordinance #1104	N/A

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name: SCHOOL BOARD OF BROWARD COUNTY ATTN:FACILITY MANAGEMENT

Owner's Address: Address 600 SE 3 AVE FORT LAUDERDALE FL 33301-3125

Owner's Email Address: Maria.Bolivar@wginc.com (AGENT)

Owner's Phone: 954-660-2432 (AGENT) Owner's Fax: 561-687-2220 (AGENT)

Agent: WGI

Contact Person: Maria Bolivar

Agent's Address: 2035 Vista Parkway

Agent's Email Address: Maria.Bolivar@wginc.com / Veronica.Sanchez@wginc.com

Agent's Phone: 954-660-2432 Agent's Fax: 561-687-2220

All staff comments will be sent directly to agent unless otherwise instructed in writing from the owner.

SECTION 3- LAND USE AND ZONING INFORMATION:

EXISTING

Zoning: A-1 (6.15 acres); PUD (18.32 acres)

Land Use / Density: IRR (6.15 acres); C (18.32 acres)

Use: Former Broward County Annex School/ Wooded Area

Plat Name: Pembroke Shores (20.910 acres)

Plat Restrictive Note: See plat

PROPOSED

Zoning: PUD (24.47 acres);

Land Use / Density: IRR (24.47 acres)

Use: Townhomes

Plat Name: Merrick Square - Will incorporate remaining 3.56 acres)

Plat Restrictive Note: TBD

ADJACENT ZONING

North: PUD

South: PUD

East: PUD

West: B-2; C-1

ADJACENT LAND USE PLAN

North: Commercial (C)

South: Irregular (IRR); Commercial (C)

East: Irregular (IRR)

West: Low 3 Residential (L-3); Commercial (C)

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 – VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One): Variance Zoning Appeal Interpretation

Related Applications: _____

Code Section: _____

Required: _____

Request: _____

Details of Variance, Zoning Appeal, Interpretation Request:

SECTION 5 - LAND USE PLAN AMENDMENT APPLICATION ONLY

☐ City Amendment Only

☒ City and County Amendment

Existing City Land Use: IRR (6.15 acres); C (18.32 acres) _____

Requested City Land Use: IRR (24.47 acres) _____

Existing County Land Use: IRR (6.15 acres); C (18.32 acres) _____

Requested County Land Use: IRR (24.47 acres) _____

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

The request includes a LUPA application to modify the existing 18.32 acres of Commercial Future Land Use Designation and the 6.15 acres of Irregular Future Land Use Designation (2.24 du/ac) to Irregular Future Land Use Designation with a different density than the 2.24 du/ac, along with a Rezoning application to modify the existing 6.15 acres of A-1 (Limited Agricultural) Zoning District to the Pembroke Shores PUD (Planned Unit Development) Zoning District and a Zoning Text Change for the Pembroke Shores PUD because we will be modifying the overall density of 2.24 du/ac and creating a new PUDZone with its own development design standard regulations. Please refer to the provided justification statement for further details.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

This is to certify that I am the owner of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Noemi Gutierrez
Signature of Owner

Date April 23, 2019

Sworn and Subscribed before me this 23rd day
of APRIL, 2019



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Fee Paid

Noemi Gutierrez
Signature of Notary Public

May 3, 2019
My Commission Expires

AGENT CERTIFICATION

This is to certify that I am the agent of the property owner described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Maria Bolivar
Signature of Agent

04/15/19
Date

Sworn and Subscribed before me this 15th day
of April, 2019

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Fee Paid

Cyndy Little
Signature of Notary Public

3-31-22
My Commission Expires



Cyndy Little
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG189612
Expires 3/31/2022