



## Legislation Text

**File #:** 18-0867, **Version:** 1

**ZC 2018-02**, The purpose of this Public Hearing is to consider a zoning change, at the request of the Mont Development Corp, 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.

(This will be heard as regular agenda item number 4.)

Pulice Land Surveyors, Incorporated has submitted a zoning change application for the Stellar Pembroke Pines property, generally located south of Pines Boulevard, between Southwest 184 Avenue and Southwest 186 Avenue. The applicant requests to a +- 5 Acre portion of the property (Parcel A) from B-3 (General Business) to TH-12 (Townhouse District) in order to develop townhouse units.

The existing zoning and land use plan designations of the surrounding properties are as follows:

North	Zoning: PUD (Planned Unit Development)	Land Use: Commercial
East	Zoning: B-3 (General Business)	Land Use: Commercial
South	Zoning: R-1C (Residential)	Land Use: Low 2 Res.
West	Zoning: B-3 (General Business)	Land Use: Agricultural

The applicant proposes to only rezone Parcel A of the property, leaving the southernmost Parcel B (+ -1.7 acres) as mitigation area. Parcel B will also act as a bufferyard between the existing neighborhood (Estancia) and the future development.

The City Commission at its May 3, 2000 meeting approved the +- 26 acre, 184th Plaza Plat (SUB 98-7), which included this property. The applicant at the time proposed developing the +-26 acre parcel into a +- 200,000 square foot shopping center. The applicant allowed the 184th Plaza Plat to expire prior to recordation. The properties within that expired plat were then subdivided and platted separately. The subject Stellar parcel and the Skyrise Plaza property (to the east of Stellar) are the remaining vacant parcels within this former grouping.

On June 7, 2017, the City Commission adopted Ordinance 1873, approving the land use plan amendment for the Stellar property from Commercial to Irregular Residential 7.9 du/ac (PH 2016-03).

The applicant has also applied for a plat (SUB 2017-02), consistent with the rezoning request, which will be heard concurrently at tonight's meeting. The applicant has submitted revised plats pursuant to staff comments and the plat was found to meet all code requirements.

The proposed rezoning request is consistent with the land use plan Irregular 7.9 residential land use

approved through Ordinance 1873.

Staff Recommendation: Transmit to the City Commission with a favorable recommendation.