



City of Pembroke Pines



Frank C. Ortis, Mayor
Carl Shechter, Vice-Mayor
Charles F. Dodge, City Manager

Angelo Castillo, Commissioner
Jay Schwartz, Commissioner
Iris A. Siple, Commissioner

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.

Thursday, August 11, 2016, 6:30 p.m.

**Pembroke Pines Municipal Center
City Commission Chambers
10100 Pines Boulevard, Pembroke Pines, FL**

A-G-E-N-D-A

REGULAR MEETING CALLED TO ORDER

ROLL CALL

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

APPROVAL OF MINUTES:

June 23, 2016

NEW BUSINESS:

PUBLIC HEARINGS AND REGULAR ITEMS:

1. **PH 2016-02**, the purpose of this Public Hearing is to consider proposed changes to the text of the Local Activity Center Land Use Designation. The application consists of changing 18 acres of Employment Center to Local Activity Center (LAC) for the **Pembroke Pines City Center / City Hall (PH 2016-02)** property generally located on the southwest corner of Pines Boulevard and Palm Avenue. The amendment will also increase the number of dwelling units permitted in the LAC from 1,841, consisting of 701 high-rise and/or mid-rise dwelling units (of which 276 will be affordable housing units), 275 townhouse units, and 865 multi-family units, to 2,215, consisting of 1,075 high-rise and/or mid-rise dwelling units (of which 325 will be affordable housing units), 275 townhouse units, and 865 multi-family units; increase commercial use from 325,000 to 358,000 square feet; and add 80,000 square feet of industrial use. (Sharon)

(See regular agenda item number 2)

2. **PH 2016-02**, the purpose of this item is to transmit a recommendation to the City Commission and Florida Department of Economic Opportunity for the proposed changes to the text of the Local Activity Center Land Use Designation. The application consists of changing 18 acres of Employment Center to Local Activity Center (LAC) for the **Pembroke Pines City Center / City Hall** (PH 2016-02) property generally located on the southwest corner of Pines Boulevard and Palm Avenue. The amendment will also increase the number of dwelling units permitted in the LAC from 1,841, consisting of 701 high-rise and/or mid-rise dwelling units (of which 276 will be affordable housing units), 275 townhouse units, and 865 multi-family units, to 2,215, consisting of 1,075 high-rise and/or mid-rise dwelling units (of which 325 will be affordable housing units), 275 townhouse units, and 865 multi-family units; increase commercial use from 325,000 to 358,000 square feet; and add 80,000 square feet of industrial use. (Sharon)

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

3. **ZV 2016-02**, **Wendy's**, 8000 Pines Boulevard, variance request. (Dean)
4. **SP 2016-06**, **Village Square**, 1601 – 1697 Hiatus Road, site plan amendment. (Joseph)

NEW BUSINESS:

NON QUASI-JUDICIAL ITEMS:

5. **SP 2016-11**, **Burger King**, 17067 Pines Boulevard, site plan amendment. (Christina)
6. **SN 2016-04**, **Pembroke Lakes Mall**, 11401 Pines Boulevard, master sign plan application. (Joseph)

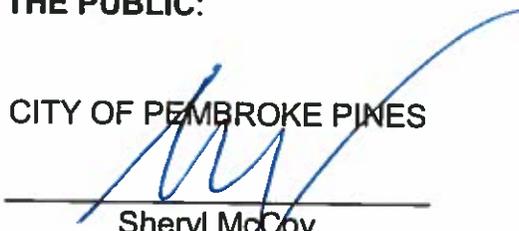
OLD BUSINESS ITEMS AT THE REQUEST OF THE BOARD:

ITEMS AT THE REQUEST OF STAFF:

ITEMS AT THE REQUEST OF THE PUBLIC:

ADJOURN:

CITY OF PEMBROKE PINES



Sheryl McCoy
Board Secretary

MASTER HOMEOWNER ASSOCIATIONS: Per Chapter 37.11 (B) of the Code of Ordinances: No later than 15 days prior to each meeting at which the Board of Adjustment, Planning and Zoning Board, or City Commission shall consider the application of the petitioner, or a quasi-judicial proceeding as defined herein...The master homeowners association shall notify all applicable sub-associations. Mail notice shall be provided by first-class mail.

MEETING DATES AND TIMES: Are subject to change. Please verify the date and time with the Planning and Zoning Office, (954) 392-2100, prior to attending.

Any person who 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.

Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at (954) 450-1050 at least 48 hours in advance to request such accommodations.