

# 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 25, 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:** August 11, 2016

#### **NEW BUSINESS:**

#### **PUBLIC HEARINGS AND REGULAR ITEMS:**

1. **ZC 2016-02**, the purpose of this Public Hearing is to consider a zoning change from County PUD (Planned Unit Development District) to City of Pembroke Pines PID (Planned Industrial District) with associated design guidelines for the **SFDC** property generally located east of US 27 on the north side of Sheridan Street, containing 66 acres more or less.. (Joseph)

(See regular agenda item number 2)

2. **ZC 2016-02**, the purpose of this item is to transmit a recommendation to the City Commission for a zoning change from County PUD (Planned Unit Development District) to City of Pembroke Pines PID (Planned Industrial District) with associated design guidelines for the **SFDC** property generally located east of US 27 on the north side of Sheridan Street, containing 66 acres more or less.. (Joseph)

3. **ZC 2016-04**, the purpose of this Public Hearing is to consider a zoning change from R-4 (Apartment) and PO-2 (Professional Office) to HD (Hospital District) for the **Memorial Hospital West** (ZC 2016-04) property generally located on the east side of Flamingo Road between NW 4 Street and Johnson Street, containing a total net area of 35.35 acres more or less.. The proposed zoning change includes the creation of design guidelines for Hospital Use. (Joseph)

(See regular agenda item number 4)

4. **ZC 2016-04**, the purpose of this item is to transmit a recommendation to the City Commission for a zoning change from R-4 (Apartment) and PO-2 (Professional Office) to HD (Hospital District) for the **Memorial Hospital West** (ZC 2016-04) property generally located on the east side of Flamingo Road between NW 4 Street and Johnson Street, containing a total net area of 35.35 acres more or less.. The proposed zoning change includes the creation of design guidelines for Hospital Use. (Joseph)

#### **NEW BUSINESS:**

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

5. **SP 2015-23, Taco Bell at University Marketplace**, generally located on the south side of Pines Boulevard, west of University Drive, site plan application. (Christina)
6. **SP 2016-08, The Dutch Pot Jamaican Restaurant**, 7301 Pines Boulevard, site plan amendment. (Christina)
7. **SP 2016-12, Wendy's**, 8000 Pines Boulevard, site plan amendment. (Joseph)

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

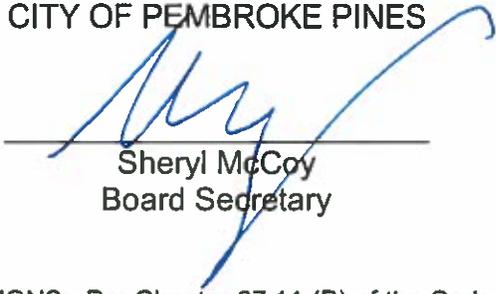
#### **ITEMS AT THE REQUEST OF STAFF:**

8. **AM 2016-03**, Discussion and possible action on amending **Driveway Lot Coverage**. (Dean)
9. **AM 2016-04**, Discussion and possible action on amending the code to address **Vehicular Protection Zones**. (Joseph)
10. **AM 2016-05**, Discussion and possible action on amending **Land Use Separation Walls**. (Michael)
11. Discussion and possible action on **meeting dates** for October, November, and December

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

#### **ADJOURN:**

CITY OF PEMBROKE PINES



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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.