



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, November 10, 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: October 27, 2016

NEW BUSINESS:

PUBLIC HEARINGS AND REGULAR ITEMS:

1. **PH 2016-03**, the purpose of this Public Hearing is to consider, at the request of Mont Development Corporation, a proposed change of Land Use Designation from Commercial to Irregular Residential 7.9 dwelling units per acre for the 7.5 ± acres of the **Stellar/Pines Townhomes** (PH 2016-03) property which is generally located on the south side of Pines Boulevard west of SW 184th Avenue (just east of the entrance into Estancia). (Sharon)

(See regular agenda item number 2)

2. **PH 2016-03**, the purpose of this item is to transmit a recommendation to the City Commission, for the proposed change to the Land Use Designation from Commercial to Irregular Residential 7.9 dwelling units per acre for the 7.5 ± acres of the **Stellar/Pines Townhomes** (PH 2016-03) property which is generally located on the south side of Pines Boulevard west of SW 184th Avenue (just east of the entrance into Estancia). (Sharon)

3. **PH 2016-04**, the purpose of this Public Hearing is to consider, at the request of Chapel Trail Associated, Ltd., a proposed change of Land Use Designation from Industrial and Irregular Residential 1.95 dwelling units per acre to Irregular Residential 2.0 dwelling units per acre on the 1,916 ± acres of the **Chapel Grove** (PH 2016-04) property which is generally located between Pines Boulevard and Sheridan Street, and between US 27 and NW 184th Avenue. (Sharon)

(See regular agenda item number 4)

4. **PH 2016-04**, the purpose of this item is to transmit a recommendation to the City Commission, for the proposed change to the Land Use Designation from Industrial and Irregular Residential 1.95 dwelling units per acre to Irregular Residential 2.0 dwelling units per acre on the 1,916 ± acres of the **Chapel Grove** (PH 2016-04) property which is generally located between Pines Boulevard and Sheridan Street, and between US 27 and NW 184th Avenue. (Sharon)

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

5. **SP 2016-19, Bergeron Outdoor Storage North**, generally located on the northeast corner of Stirling Road and SW 202 Avenue, site plan amendment. (Joseph)

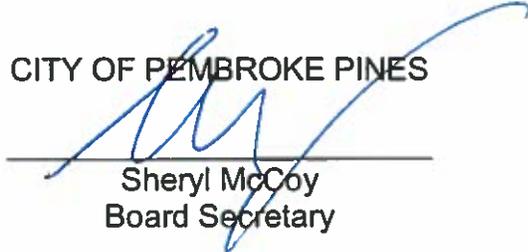
OLD BUSINESS ITEMS AT THE REQUEST OF THE BOARD:

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.