



# 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, December 8, 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:** November 10, 2016

#### **NEW BUSINESS:**

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

1. **ZC 2016-05**, the purpose of this Public Hearing is to consider, amending, at the request of the City of Pembroke Pines, the Mixed Use Development (MXD) Design Guidelines for the **Pembroke Pines City Center** property generally located south of Pines Boulevard and west of Palm Avenue. The proposed change amends the Design Guidelines within the MXD as it relates to Residential and Commercial Development. (Joseph)

(See regular agenda item number 2)

2. **ZC 2016-05**, the purpose of this item is to transmit a recommendation to the City Commission, to amend the Mixed Use Development (MXD) Design Guidelines for the **Pembroke Pines City Center** property generally located south of Pines Boulevard and west of Palm Avenue. The proposed change amends the Design Guidelines within the MXD as it relates to Residential and Commercial Development. (Joseph)

**NEW BUSINESS:**

**QUASI-JUDICIAL ITEMS:**

3. **ZV 2016-05, Target Center Outbuilding**, 11253 Pines Boulevard, variance request. (Dean)
4. **SP 2016-17, TWS Fabricators**, generally located on the east side of US-27 between Sheridan Street and Taft Street, site plan application. (Christina)

**NEW BUSINESS:**

**NON-QUASI-JUDICIAL ITEMS:**

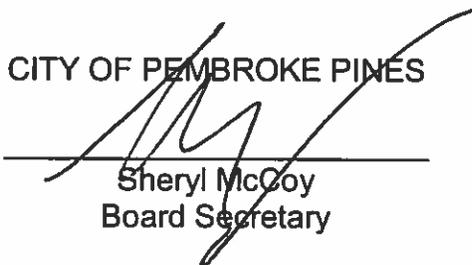
5. **SP 2016-23, Memorial Hospital West SW Parking Garage**, 703 N Flamingo Road, site plan amendment. (Joseph)
6. **SN 2016-09, Rana Furniture**, 7979 Pines Boulevard, sign application. (Christina)
7. **SN 2016-15, Chen Medical**, 8529 Pines Boulevard sign application. (Joseph)
8. **MSC 2016-22, ReMax Power Pro**, 2010 NW 150 Avenue, installation of an awning over the entrance to the suite, miscellaneous application. (Christina)

**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  
  
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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.