



City of Pembroke Pines



Frank C. Ortis, Mayor
Iris A. Siple, Vice-Mayor
Charles F. Dodge, City Manager

Angelo Castillo, Commissioner
Jay Schwartz, Commissioner
Carl Shechter, 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, January 28, 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:

January 14, 2016

NEW BUSINESS:

PUBLIC HEARINGS AND REGULAR ITEMS:

1. **PH 2015-05**, the purpose of the hearing is to determine whether the proposed changes to a previously approved Development of Regional Impact (DRI) constitutes a non-substantial deviation pursuant to F.S. 380.06 on the tract of land identified as **Pembroke Lakes Regional Center (Pembroke Lakes Mall)**, (PH 2015-05) generally located north of Pines Boulevard, between Flamingo and Hiatus Roads. The proposed changes consist of a simultaneous increase and decrease of uses. The proposed change results in the addition of a 1,050 seat movie theater use with a reduction in 40,700 square feet of retail uses and a decrease of 77 dwelling units. (Sharon)

(See regular agenda item number 2)

2. **PH 2015-05**, the purpose of this item is to transmit, to the City Commission, a determination of non-substantial deviation pursuant to F.S. 380.06 for the proposed change to a previously approved Development of Regional Impact (DRI), as recommended by staff, for the tract of land identified as **Pembroke Lakes Regional Center (Pembroke Lakes Mall)**, (PH 2015-05) generally located north of Pines Boulevard, between Flamingo and Hiatus Roads. The proposed changes consists of a simultaneous increase and decrease of uses. The proposed change results in the addition of a 1,050 seat movie theater use with a reduction in 40,700 square feet of retail uses and a decrease of 77 dwelling units. (Sharon)

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

3. **ZV 2015-25 - 26, Taco Bell**, generally located south of Pines Boulevard, west of University Drive, variance request. (Dean)
4. **ZV 2015-27 - 32, University Marketplace**, generally located south of Pines Boulevard, west of University Drive, variance request. (Dean)
5. **ZV 2015-33, Memorial Hospital West**, 703 N Flamingo Road, variance request. (Dean)

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

6. **SN 2015-11, Midas**, 12391 Pembroke Road, installation of a monument sign, miscellaneous request. (Christina)

OLD BUSINESS ITEMS AT THE REQUEST OF THE BOARD:

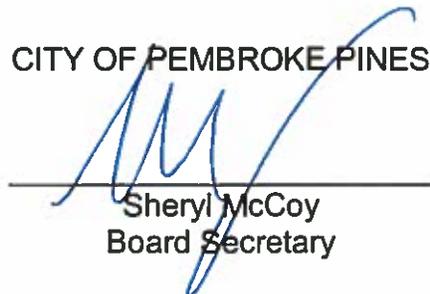
ITEMS AT THE REQUEST OF STAFF:

7. Schedule **Joint Board Workshop** (Economic Development Board and Landscape Advisory) for February 25, 2015

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.