



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, February 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:

January 28, 2016

CONSENT AGENDA:

1. **MSC 2016-03, Villa's West Townhomes**, generally located south of Taft Street and West Fairway Road, color change for the residential community, miscellaneous request. (Christina)

OLD BUSINESS:

PUBLIC HEARINGS AND REGULAR ITEMS:

2. **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 3)

PLANNING AND ZONING BOARD

1

02/11/2016

3. **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:

4. **SP 2015-24, Arby's**, 11755 Pines Boulevard, site plan amendment. (Christina)

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

5. **SP 2015-05, Centra Falls II**, generally located north of Taft Street and east of Northwest 125 Avenue, site plan application. (Joseph)
6. **MSC 2015-51, Burger Fi @ Fountain Square**, 15900 Pines Boulevard, addition of a walk-in cooler, miscellaneous request. (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



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.