



# City of Pembroke Pines



Frank C. Ortis, Mayor  
Carl Shechter, Vice-Mayor  
Charles F. Dodge, City Manager  
November 23, 2016

Angelo Castillo, Commissioner  
Jay Schwartz, Commissioner  
Iris A. Siple, Commissioner

## NOTICE OF CHANGE OF LAND USE PH 2016-03 Stellar/Pines Townhomes

The City Commission of the City of Pembroke Pines will hold a public hearing, Wednesday, December 14, 2016, at the Pembroke Pines Municipal Center, City Commission Chambers, 10100 Pines Boulevard, Pembroke Pines, Florida, commencing at 6:30 P.M.

The City of Pembroke Pines, at the request of Mont Development Corporation, proposes to change 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 184<sup>th</sup> Avenue (just east of the entrance into Estancia).

The proposed amendment to the Land Use Plan may be inspected in the Planning and Economic Development Department, 10100 Pines Boulevard (Building B, 3<sup>rd</sup> Floor), Pembroke Pines, Florida (954) 392-2100, Monday through Thursday, between the hours of 7:00 A.M. and 6:00 P.M. Any interested parties may appear at this hearing and be heard regarding the comprehensive plan amendments.

CITY OF PEMBROKE PINES

  
Marlene D. Graham  
City Clerk

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 City Clerk's Office at 954-450-1050

Any person who decides to appeal any decision made by the City Commission with respect to any matter considered at this public hearing 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, (954) 450-1050 at least 48 hours in advance to request such accommodation.



# 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

November 29, 2016

**NOTICE OF APPEAL**  
Chapel Trail Trade Center Reserved Parking  
ZA 2016-01

The City Commission of the City of Pembroke Pines will consider a request by Chapel Trail Trade Center ("Petitioner") to appeal the Planning and Zoning Boards upholding of City staff interpretation regarding Zoning Appeal ZA 2016-01 on **Wednesday, December 14, 2016**, in the Commission Chambers, 10100 Pines Boulevard, Pembroke Pines, Florida, commencing at 6:30 PM.

Pursuant to Florida Statutes Chapter 286.011, notice is hereby given that one or more City Commissioners may be present at this meeting.

**APPEAL FILE NUMBER:           ZA 2016- 01**

**PETITIONER:**  
Chapel Trail Trade Center

**ADDRESS:**  
**SUBJECT PROPERTY:**  
20841 – 20871 Johnson Street  
Pembroke Pines, FL 33029

**LEGAL DESCRIPTION:**  
A portion of Parcel G of the CHAPEL TRAIL II PLAT, according to the plat thereof, as recorded in Plat Book 112, Page 116, in the Public Records of Broward County, Florida.

**APPEAL REQUESTED:**  
Appealing Planning Staff decision that reserved parking is in violation of approved site plan and does not meet required parking pursuant to City of Pembroke Pines Code of Ordinances.

**REFERENCE:**

**§ 32.082 POWERS AND DUTIES.**

(B) For all non-single-family residential applicants, the Planning and Zoning Board shall perform the following duties and responsibilities:

(1) Hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of any of the city building and zoning regulations.

CITY OF PEMBROKE PINES



Marlene D. Graham  
City Clerk

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**MEETING DATES AND TIMES:** Are subject to change. Please verify the date and time with the Planning and Economic Development Department, (954) 392-2100, prior to attending.

Information regarding variance/interpretation/appeal requests may be received in the office of the Planning and Economic Development, 10100 Pines Boulevard, Pembroke Pines, Florida (954) 392-2110, Monday – Thursday, between the hours of 7:00 a.m. and 6:00 p.m.

All affected parties (a person (or persons) natural or corporate, who is the owner of the subject property as listed in the records of the Broward County Property Appraiser, or who resides in or operates a business within 500 feet of the subject property) may appear at said place and time to be heard and to present their evidence, bring forth witnesses, and cross-examine witnesses providing they notify and file the required forms provided by the City Clerk's office at least seven calendar days prior to the proceedings.

Any person who decides to appeal any decision of 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, (954) 450-1050 at least 48 hours in advance to request such accommodation.



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Frank C. Ortis, Mayor  
Carl Shechter, Vice-Mayor  
Charles F. Dodge, City Manager

Angelo Castillo, Commissioner  
Jay Schwartz, Commissioner  
Iris A. Siple, Commissioner

November 24, 2016

## NOTICE OF CHANGE OF LAND USE Chapel Grove PH 2016-04

The City of Pembroke Pines will hold a public hearing on Wednesday, December 14, 2016 at the Pembroke Pines Municipal Center, City Commission Chambers, 10100 Pines Boulevard, Pembroke Pines, Florida, commencing at 6:30 P.M.

The City of Pembroke Pines proposes to change, at the request of Chapel Trail Associated, Ltd., to change 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 184 Avenue.

The proposed amendment to the Land Use Plan may be inspected in the Office of the City Planner, 10100 Pines Boulevard (Building B, 3<sup>rd</sup> Floor), Pembroke Pines, Florida (954) 392-2100, Monday – Thursday, between the hours of 7:00 A.M. and 6:00 P.M. Any interested parties may appear at this hearing and be heard regarding the transmittal of the comprehensive plan amendments to the City Commission and the Florida Department of Economic Opportunity

**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 Office of the City Clerk, (954) 450-1050, prior to attending.

All affected parties (a person [or persons] natural or corporate, who is the owner of the subject property or who owns property within 500 feet of the subject property as listed in the records of the county property appraiser, or who resides in or operates a business within 500 feet of the subject property) may appear at said place and time to be heard and to present their evidence, bring forth witnesses, and cross-examine witnesses provided they notify and file the required forms provided by the City Clerk's Office at least seven calendar days prior to the proceedings.

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 accommodation.

Any person who decides to appeal any decision made by the City Commission with respect to the matter considered at this hearing 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.

CITY OF PEMBROKE PINES

  
Marlene D. Graham, City Clerk