



# 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, February 14, 2012, 6:30 p.m.**  
**Pembroke Pines Municipal Center**  
**City Commission Chambers**  
**10100 Pines Boulevard, Pembroke Pines, FL**

### **A-G-E-N-D-A**

#### **ROLL CALL**

#### **APPROVAL OF MINUTES:**

January 24, 2013

#### **NEW BUSINESS:**

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

1. The purpose of this Public Hearing is to consider proposed changes to the text of the Local Activity Center Land Use Designation by increasing the number of units permitted from 1,000 to 1,365, consisting of 675 high-rise dwelling units (of which 250 will be affordable housing units), 275 Townhouse Units, and 415 Multi-family units); increasing the commercial square feet from 133,000 to 300,000, decreasing the office square feet from 240,650 to 120,000, decreasing the community facility square feet from 120,000 to 0, and increasing the hotel rooms from 150 to 350 for the 149± acres of the Pines City Center (PH 2012-02) property, generally located on the southwest corner of Pines Boulevard and Palm Avenue. (Sharon)

(See regular agenda item number 2.)

2. The purpose of this item is to transmit to the City Commission and Florida Department of Economic Opportunity the proposed changes to the text of the Local Activity Center Land Use Designation by increasing the number of units permitted from 1,000 to 1,365, consisting of 675 high-rise dwelling units (of which 250 will be affordable housing units), 275 Townhouse Units, and 415 Multi-family units); increasing the commercial square feet from 133,000 to 300,000, decreasing the office square feet from 240,650 to 120,000, decreasing the community facility square feet from 120,000 to 0, and increasing the hotel rooms from 150 to 350 for the 149± acres of the Pines City Center (PH 2012-02) property, generally located on the southwest corner of Pines Boulevard and Palm Avenue. (Sharon)

3. The purpose of this Public Hearing is to consider, at the request of Chieftain Pembroke LP, the proposed change of Land Use Designation from Office Park to Medium – High (25 du/ac) Residential for the 10.5 ± acres of the University / Pasadena (PH 2012-03) property which is generally located south of Pasadena Boulevard, east of University Drive. (Sharon)

(See regular agenda item number 4.)

4. The purpose of this item is to transmit, at the request of Chieftain Pembroke LP, to the City Commission a recommendation for the proposed change of Land Use Designation from Office Park to Medium – High (25 du/ac) Residential for the 10.5 ± acres of the University / Pasadena (PH 2012-03) property which is generally located south of Pasadena Boulevard, east of University Drive. (Sharon)

**NEW BUSINESS:**

**QUASI-JUDICIAL ITEMS:**

5. **SP 2012-18, Taco Bell**, 11257 Pines Boulevard, site plan amendment. (Joseph)

**NEW BUSINESS:**

**NON-QUASI-JUDICIAL ITEMS:**

6. **MSC 2012-32, Taco Bell**, 298 N University Drive, exterior façade color change, revised parking and sidewalks (ADA Required) with associated landscaping, and drive through canopy and clearance bar changes, miscellaneous request. (Joseph)

**ITEMS AT THE REQUEST OF THE BOARD:**

7. **AM 2012-06**, Discussion and possible action on **Gazebo – Chickee Hut** zoning code update. (Dean)

**ITEMS AT THE REQUEST OF STAFF:**

8. **AM 2013-01**, Status on allowing **outdoor storage (Drop Boxes) for 501c3 Not for Profit organizations**. (Michael)

**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) 435-6513, 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) 435-6501 at least 48 hours in advance to request such accommodations.