



PEMBROKE PINES
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**PLANNING AND ZONING BOARD/
ARCHITECTURAL REVIEW BOARD**
Thursday, April 14, 2022, 6:30 p.m.
Charles F. Dodge City Center
601 City Center Way, Pembroke Pines, FL

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

THIS MEETING WILL BE CONDUCTED IN PERSON. DUE TO RECENT CHALLENGES PRESENTED BY THE COVID-19 WORLD-WIDE PANDEMIC, RECOMMENDED ADHERENCE TO THE HEALTH AND SAFETY GUIDELINES OF THE CENTERS FOR DISEASE CONTROL (CDC) WITH REGARD TO FACE COVERINGS AND SOCIAL DISTANCING TO KEEP THE PUBLIC, AND STAFF SAFE, IS OBSERVED, AND MAY BE AMENDED AND MODIFIED FROM TIME TO TIME.

A-G-E-N-D-A

MEETING CALLED TO ORDER

ROLL CALL

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

MINUTES:

March 10, 2022

NEW BUSINESS:

CONSENT AGENDA:

1. **MSC 2021-33, Narang Plaza**, 8913 Taft Street, removal of existing non-conforming pole sign and installation of a new monument sign, miscellaneous application. (Cole)

NEW BUSINESS:

PUBLIC HEARINGS / REGULAR ITEMS:

2. **ZC 2022-01**, the purpose of this Public Hearing is to consider at the request of Sage Peak Investments LLC, a zoning change from B-2 (Community Business) to B-3 (General Business) with restrictive covenants for the purpose of developing a **Car Wash**, located at **6700 Pembroke Road**, containing approximately .89 acres more or less. (Joseph)

(This will be heard as regular agenda item number 3.)

3. **ZC 2022-01**, the purpose of this item is to transmit a recommendation to the City Commission, at the request of Sage Peak Investments LLC, a zoning change from B-2 (Community Business) to B-3 (General Business) with restrictive covenants for the purpose of developing a **Car Wash**, located at **6700 Pembroke Road**, containing approximately .89 acres more or less. (Joseph)

OLD BUSINESS:

QUASI-JUDICIAL ITEMS:

4. **ZV 2022-01, Westfork Plaza**, generally located on the northeast corner of Pines Boulevard and Dykes Road, variance request. (Dean)

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

5. **ZV 2022-03 - 04, Verizon @ 16000 Pines Market**, 16040 Pines Boulevard, variance requests. (Dean)

ITEMS AT THE REQUEST OF THE BOARD:

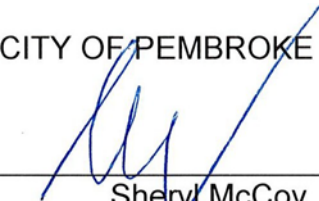
6. Discussion on Annual Board Reports.

ITEMS AT THE REQUEST OF STAFF:

ITEMS AT THE REQUEST OF THE PUBLIC:

ADJOURNMENT:

CITY OF PEMBROKE PINES



Sheryl McCoy
Board Secretary

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.

AFFECTED PARTIES: 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.

INFORMATION: INFORMATION REGARDING ANY ITEMS MAY BE RECEIVED IN THE OFFICE OF THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT, 601 CITY CENTER WAY, PEMBROKE PINES, FLORIDA (954) 392-2100, MONDAY - THURSDAY, BETWEEN THE HOURS OF 7:00 AM. AND 6:00 P.M.

APPEALS: IF A PERSON 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.

ACCOMMODATIONS: PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE SHOULD CONTACT THE CITY CLERK AT (954) 450-1050 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS. IF ANYONE REQUIRES AUXILIARY AIDS FOR COMMUNICATION PLEASE CALL THE CITY CLERK AT LEAST THREE WORKING DAYS PRIOR TO ANY MEETING AT (954) 450-1050.