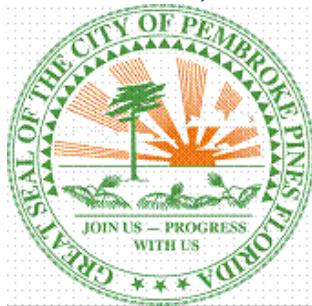


City of Pembroke Pines, FL

City of Pembroke Pines
Planning and Zoning Board
601 City Center Way
Pembroke Pines, FL 33025



Meeting Minutes - Final

Thursday, February 11, 2021

6:30 PM

VIRTUAL MEETING
CITY HALL IS CLOSED TO THE PUBLIC

Commission Chambers

Planning and Zoning Board

6:30 PM MEETING CALLED TO ORDER

The Regular / Virtual Meeting of the Planning and Zoning Board of the City of Pembroke Pines was called to order by Chairman Rose via Cisco Webex Communication Media Technology, at 6:30 p.m., Thursday, February 11, 2021, at the Charles F. Dodge Pembroke Pines City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

ROLL CALL

Present to-wit: via Cisco Webex Communication Media Technology for the virtual meeting Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez, Labate, and Alternate Member Taylor. Absent: Alternate Member Lippman. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Joseph Yaciuk, Planning Administrator; Dean Piper, Zoning Administrator; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

NEW BUSINESS:**CONSENT AGENDA ITEMS:**

Chairman Rose inquired if any members of the board wished to pull any of the consent items for discussion. No items were pulled for discussion.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against any of these items. No one wished to speak.

1. [21-0084](#) **MSC 2020-16, SPG - Mia Salon Suite**, 300 SW 145 Street, Architectural and signage changes, miscellaneous application (Cole).

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Moe Azar, agent is requesting approval of architectural, signage and outdoor dining modifications to the Mia Salon tenant (formerly Jos. A. Bank) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Mia Salon will be located within building 14000.

The Shops at Pembroke Gardens was approved through SP 2005-36. An amendment was made to the site plan in 2006 (SP 2006-27, Architectural changes). Modifications were last made to the tenant bay in 2007 (MSC 2007-05, Jos. A. Bank).

BUILDINGS / STRUCTURES:

The following architectural modifications are proposed as a result of the new

tenant.

- The following colors are proposed:
 - Main Body: BM Brunswick Beige 1061, BM White Down 970
 - Accent: BM White Down 970
- Replace existing green fabric awnings with black fabric awnings.
- Installation of black wall sconces on the north and east elevations.

SIGNAGE:

The applicant propose the following signage:

- East Façade: One 62.5 square foot internally illuminated channel letter sign to read, "Mia Salon" in Red copy.
- North Façade: One 12.5 square foot internally illuminated channel letter sign to read, "Mia Salon" in Red copy.

New tenants are required to make three architectural modifications as outlined in the Shops at Pembroke Gardens PCD guidelines. Staff has reviewed the proposed changes by the applicant and found them to be in compliance with the approved PCD guidelines. Additionally, the tenant will be bordered by two neutral pier elements (MSC 2007-07) as approved by the Planning and Zoning Board at its February 8, 2007 meeting.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposal meets all code requirements. Staff therefore recommends approval of this application.

2. 21-0083

MSC 2021-03, Villas Lakes, Generally located south of Taft Street and West of Hiatus Road, color change miscellaneous application (Cole).

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Nancy Beim, agent, is requesting approval of a color change to Villas Lakes an existing townhouse community, generally located south of Taft Street and West of Hiatus Road.

Villas Lakes townhouse community was approved in 1979 (SP 97-5). In 2009, a color change was approved via MSC 2009-12, the color palate was composed of the following colors:

- Base: UCI-3169 (Beige)
- Trim: UCI 09-27856 (Tan)
- Trellis: UCI-3170 (Brown)
- Awnings/Shutters: UCI 09-27856 (Tan)

BUILDINGS / STRUCTURES:

The applicant proposes the following colors for the existing townhouse

community:

- Clubhouse and Townhouse units: SW 7024 (Functional Gray)
- Building Trim, Shutters and A/C unit screens: SW 7022 (Alpaca)
- Fences and Trellises: SW 7645 (Thunder Gray)

Additional the following colors are proposed for the existing subdivision entry signage:

- Main Body: SW 7024 (Functional Gray)
- Trim: SW 7022 (Alpaca)
- Text: SW 7645 (Thunder Gray)

No other site modifications are being proposed at this time.

On a motion by Member Girello, seconded by Vice Chairman Jacob, to approve, as recommended by staff, consent agenda item numbers 1 (MSC 2020-16, SPG – Mia Salon Suite) and 2 (MSC 2021-03, Villas Lakes), the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Labate

NAY: None

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

(Secretary's Note: All affected parties were sworn under oath via Cisco Webex Communication Media Technology to give testimony in the relevant cases by the Assistant City Attorney Sherman.)

3. [21-0085](#) ZV 2020-08, Village of Mayfair (Finger Lickin), 1458 S Hiatus Road, variance request (Dean).

Chairman Rose advised that this is a quasi-judicial matter. If the petitioner and affected parties are here and want to make a presentation they may. If not, the City will include the staff report and agenda materials as back up and provide staff members for cross examination if the petitioner chooses to do so.

Manny Synalovski, architect representing the petitioner, waived his right to the quasi-judicial proceedings.

Mr. Synalovski addressed the Planning and Zoning Board. He gave a brief overview of the proposed variance request.

The following summary was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Synalovski Romanik Saye Architects, as agent, is requesting a parking variance for the Village of Mayfair shopping center, generally located north of Pembroke Road and west of Hiatus Road. The proposed parking variance is

being requested in order to accommodate an existing restaurant expansion.

The applicant recently submitted a site plan amendment application to staff (SP 2020-09) which contemplates a 3,167 square foot addition to the Finger Lickin restaurant within the Village of Mayfair. The proposed Finger Lickin restaurant addition will expand the kitchen area only and will result in no changes/alterations to the existing restaurant layout or customer service areas. This application is currently under staff review.

The restaurant expansion will result in a required shopping center parking demand of 456 parking spaces where only 424 parking spaces currently exist within the center.

The related site plan amendment application will require future Planning and Zoning Board review should this variance receive a favorable outcome.

Variance Request Detail:

ZV 2020-08) To allow 424 parking spaces instead of the required 456 parking spaces.

Code Reference: § 155.251 AMOUNT OF OFF-STREET PARKING REQUIRED.
The off-street parking required by this subchapter shall be provided and maintained on the basis of the following minimum requirements:

- (A) Other uses. Minimum parking shall be required as set forth in the matrix below. *(Refer to code section in its entirety)
- (D) Mixed uses. In the case of mixed uses, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately, and off-street parking space for one use shall not be considered as providing the required off- street parking for any other use.

Variance Determination:

The Planning and Zoning Board shall not grant any variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:

- A) That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or
- B) That any alleged hardship is not self-created by any person having an

interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or

C) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

The following members of the Planning and Zoning Board spoke:

Members Girello, Gonzalez

The following member of the public spoke:

Manny Synalovski, architect representing the petitioner

On a motion by Member Girello, seconded by Member Labate, to grant, as determined by variance criteria "A", ZV 2020-08 to allow 424 parking spaces instead of the required 456 parking spaces, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Labate

NAY: None

Motion Passed

4. [21-0086](#) **SP 2020-10, 16000 Pines Market Grocer Tenant**, south of Pines Boulevard and East of Dykes Road, Site Plan Application (Joseph).

Chairman Rose stated the applicant has requested deferral of this item.

The following staff report was entered for the record:

PROJECT DESCRIPTION / BACKGROUND:

RSP Architects, agent for owner, 16000 Pines Retail Investments, LLC., requests consideration to amend the previously approved shopping center site plan with a revised building footprint and façade design for a new grocer tenant, modifications to landscape, parking, and signage.

This item was deferred at the January 14, 2021 meeting to tonight's agenda. The applicant presently requests deferral of the item until a time uncertain. As a result of this new request, this application will be required to be re-advertised prior to appearing on a future Board agenda.

STAFF RECOMMENDATION:

Deferral to a time uncertain.

It was the consensus of the Planning and Zoning Board to defer to a time uncertain and require re-advertisement prior to appearing on a future Board agenda.

ITEMS AT THE REQUEST OF THE BOARD:

Member Girello spoke in reference to the ongoing concerns with the stop sign installation at Wal-Mart.

Michael Stamm, Jr., Planning and Economic Development Director, stated he will let the Environmental Services/Engineering Department know of the ongoing concerns.

Member Girello spoke in reference to the new citywide information signs and the gateway sign on Palm Avenue doesn't appear to be working properly.

Michael Stamm, Jr., Planning and Economic Development Director, stated he will have Public Services check the operation of the sign.

Chairman Rose stated that Alternate Member Lippman has requested an excused absence from tonight's meeting.

On a motion by Member Labate, seconded by Member Gonzalez, to excuse Alternate Member Lippman from tonight's meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Labate

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF STAFF:

5. [21-0089](#) Discussion and possible action to combine the February 25, 2021 meeting with the March 11, 2021 meeting.

Michael Stamm, Jr., Planning and Economic Development Director, requested to combine the February 25, 2021 meeting with the March 11, 2021 meeting.

On a motion by Member Girello, seconded by Member Labate, to combine the February 25, 2021 meeting with the March 11, 2021 meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Labate

NAY: None

Motion Passed

ADJOURNMENT:

Chairman Rose adjourned the meeting at 7:03 p.m.

ADJOURNED:
7:03 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary