

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, October 10, 2019

6:00 PM

6:00 PM Planning and Zoning Board Workshop and Regular
Board
Meeting

Commission Chambers

Planning and Zoning Board

6:00 PM WORKSHOP MEETING CALLED TO ORDER

The Workshop Meeting of the Planning and Zoning Board of the City of Pembroke Pines was opened by Joseph Yaciuk, Planning Administrator, at 6:00 p.m., Thursday, October 10, 2019, at the Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

WELCOME

Joseph Yaciuk, Planning Administrator, welcomed the public to the Metropolitan Planning Organization (MPO) Mobility Hub and Land Development Code Review (LDR) discussion and updates workshop. He acknowledged that there are one or members from several boards in attendance.

He turned the floor over to the Metropolitan Planning Organization representatives for their presentation.

PRESENTATIONS:

TOPIC 1 Metropolitan Planning Organization (MPO) Mobility Hub Discussion and Update.

Diane Gormely-Barnes gave a brief Power Point presentation in reference to the proposed transit and pedestrian improvements adjacent to the City Center project.

The following members of the public spoke:

Diane Gormely-Barnes, Broward Metropolitan Planning Organization
James Cromar, Broward Metropolitan Planning Organization
Joseph Yaciuk, Planning Administrator
Chairman Henry Rose, Planning and Zoning Board
Member Paul Girello, Planning and Zoning Board
Chairman Ryan Greenberg, Economic Development Board
Vice Chairman Jacob, Planning and Zoning Board

This concluded the Metropolitan Planning Organization (MPO) Mobility Hub presentation, discussion, and updates.

TOPIC 2 Land Development Code Review (LDR) Discussion and Update.

Joseph Yaciuk, Planning Administrator, gave a brief Power Point presentation.

The following members of the public spoke:

Joseph Yaciuk, Planning Administrator
Dean Piper, Zoning Administrator
Chairman Ryan Greenberg, Economic Development Board
Member Paul Girello, Planning and Zoning Board
Sue Meister, Economic Development Board
Alternate Member Taylor, Planning and Zoning Board

This concluded the Land Development Code Review (LDR) presentation,

discussion, and updates.

CLOSURE:

Joseph Yaciuk, Planning Administrator, thanked everyone for their interest and participation. He closed the Workshop Meeting at 7:00 p.m.

CLOSED:

7:00 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary

REGULAR MEETING CALLED TO ORDER

The Regular Meeting of the Planning and Zoning Board of the City of Pembroke Pines was called to order by Chairman Rose, at 7:05 p.m., Thursday, October 10, 2019, at the Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

ROLL CALL

Present to-wit: Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez, Labate, and Alternate Members Lippman and Taylor. Also present: 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 form submitted at this time.

ORGANIZATIONAL

1. [19-1222](#) SUNSHINE LAW REFRESHER.

Sunshine Law Refresher

Brian Sherman, Assistant City Attorney requested to defer the Sunshine Law refresher to the end of the meeting.

It was the consensus of the Planning and Zoning Board to defer the Sunshine Law refresher to the end of the meeting.

APPROVAL OF MINUTES

2. [19-1230](#) MOTION TO APPROVE THE MINUTES OF THURSDAY, SEPTEMBER 12, 2019 PUBLIC HEARING FIRE ASSESSMENT, PUBLIC HEARING SPECIAL MEETING AND COMMISSION WORKSHOP SPECIAL

MEETING.

On a motion by Member Girello, seconded by Member Gonzalez, to approve, the minutes of the September 12, 2019 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

CONSENT AGENDA ITEMS

Chairman Rose inquired if any board members wished to pull this item from the consent agenda. No one wished to pull this item.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item. No one wished to speak.

3. [19-1224](#)

SN 2018-07, JBL FLAMINGO PINES, GENERALLY LOCATED ON THE SOUTHWEST CORNER OF PINES BOULEVARD AND FLAMINGO ROAD, SIGN APPLICATION.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Jerry Baruch, agent, is requesting to install two directory signs at Flamingo Pines shopping center generally located west of Flamingo Road and south of Pines Boulevard. The Flamingo Pines Shopping center was initially approved in 1985 through SP 85-20 as one shopping center. The shopping center was later been subdivided into three sections. The westernmost side is owned and occupied by Walmart, the eastern portion of the site in the Publix shopping center, and the central portion of the site is JBL's property.

SIGNAGE:

The two internally illuminated directory signs will be 7' x 6'-10" and will include 31.17 square feet of push-thru copy, 32 square feet is permitted by code. Included within the copy will be tenant names in white along with directional arrows. Additionally, "Flamingo Pines Plaza" in black copy will be displayed vertically adjacent to the tenants. The tenants to be included on the sign will be determined at a later date and approved through building permit. The applicant proposes to plant Green Island Ficus around the base of the sign.

A sign will be in the following locations:

- On the western end of the JBL property adjacent to Walmart's primary entrance.

- On the eastern end of the JBL property in a landscape island adjacent to the access road for the site.

The following colors and materials are being proposed for the sign:

- Main Body: SW 7011 (Natural Choice), SW 7025 (Backdrop)
- Accent: SW 6129 (Restrained Gold)

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

Staff recommends approval.

On a motion by Vice Chairman Jacob, seconded by Member Gonzalez, to approve, as recommended by staff, consent agenda item number 1 (SN 2018-07, JBL Flamingo Pines), the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

4. [19-1225](#) SP 2019-03, BURGER KING, 11298 PINES BOULEVARD, SITE PLAN AMENDMENT.

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.

Paul Gershen, architect representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Gershen addressed the Planning and Zoning Board. He gave a brief overview of the proposed site plan amendment.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Gershen Associates, PA, agent, is requesting approval for architectural and site modifications to the existing Burger King located at 11289 Pines Boulevard in the Michaels Plaza.

The existing Burger King was approved in 1985 through SP 85-14. In 2001, exterior modifications were made through SP 2001-05 and SP 2001-47. In 2014, the site was approved for architectural and site modifications; however, the work was never completed thus voiding approval.

BUILDINGS / STRUCTURES:

The applicant is proposing the following architectural and color changes to the existing building:

- Removal of existing mansard roof. The existing walls will be extend to match the existing roof line.
- Addition of tower features on the east, north and south elevations. Tower features will be 22' at the highest point. The tower features will be Nichia vintage wood cedar panels.
- Replace existing parapet band with a new red band. The band will be illuminated by red wall wash LED down lighting.
- Removal of existing "greenhouse" on the north eastern portion of the building, to be replaced with landscaping.
- Addition of clear anodized metal canopies on the east, north and south elevation.
- Addition of metal coping (A-30 "Silversmith") on the west and south elevation.
- Paint the exterior of the building "Desert Dune"
- Addition of brick (Red Natural) along the base of the building.
- Replace existing trash enclosure gates with metal gates painted "Granite"
- Paint the existing trash enclosure "Desert Dune" to match the building
- Installation of new 9' order tall vinyl woodgrain confirmation unit with red accents and a silver canopy.
- Installation of a 9' tall red and silver clearance bar with vinyl woodgrain accents.
- Replace existing parapet band with a new red band. The band will be illuminated by wall wash LED down lighting.
- Installation of full cutoff LED wall sconces angled straight down. The lighting will not exceed 4,000K

PARKING:

The restaurant requires 29 parking spaces. There are 58 parking spaces existing on site. The applicant is proposing parking lot changes to meet ADA requirements. As a result of the proposed changes one parking space will be lost bringing the total number of spaces to 57.

SIGNAGE:

The proposal includes the removal of all existing signage. City code permits 120 square feet of signage for freestanding buildings. 98.89 square feet is being proposed and shall include the following:

- A 19.63 square foot internally illuminated multi-colored sign to read "Burger King" located on the north, south and east elevation.
- A 6' tall, 12.6 square foot monument sign to be located in a landscape island north of the building adjacent to Pines Boulevard. Sweet Viburnum hedge will be planted around the base of the sign.
- A 27.4 square foot internally illuminated silver sign to read "HOME OF THE WHOPPER" to be located on the canopy above the north entrance.
- One 32 square foot black menu board to be located on the western side of the building adjacent to the drive-thru lane. Menu boards do not count towards

the total square footage of signage for the site.

LANDSCAPE:

The following landscape will be added to the site:

- Installation of 2 trees, 2 palms, and 1,118 shrubs is proposed on the property. Primary species of trees Pink Tabebuia. Primary specie of palms is Sabal Palm. Primary species of shrubs include Perennial Peanut, Green Buttonwood, and Fakahatchee Grass.

STAFF RECOMMENDATION:

Staff recommends approval.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item. No one wished to speak.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Member Gonzalez

On the motion by Member Gonzalez, seconded by Member Girello, to approve, as recommended by staff, the Burger King site plan amendment (SP 2019-03), the following vote was recorded:

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

NAY: None

Motion Passed

1. [19-1222](#) **SUNSHINE LAW REFRESHER.**

Brian Sherman, Assistant City Attorney, gave an overview of the Sunshine Law

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Members Girello, Gonzalez, Alternate Member
Lippman

ITEMS AT THE REQUEST OF STAFF

Joseph Yaciuk, Planning Administrator, noted the October 24, 2019 meeting is going to be cancelled. The next scheduled meeting will be November 14, 2019.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Alternate Member Lippman

ADJOURNMENT:

Chairman Rose adjourned the meeting at 7:24 p.m.

ADJOURNED:

7:24 P.M.