

PLANNING AND ZONING BOARD

CITY OF PEMBROKE PINES, FL

August 23, 2018

The Regular Meeting of the Planning and Zoning Board of the City of Pembroke Pines was called to order by Chairman Rose, at 6:30 p.m., Thursday, August 23, 2018, at the Charles F. Dodge Pembroke Pines City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL. Present to-wit: Chairman Rose, Vice Chairman Jacob, Members Girello and Gonzalez. Absent: Member Labate, Alternate Members Lippman and Taylor. Also present: Dean Piper, Zoning Administrator; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

NOTE:

Chairman Rose informed the public and the petitioners that three aye votes are required for an item to pass. If any petitioner wishes they can defer their items to a later meeting date.

SELECTIONS:

The floor was opened for nominations to Chair.

Member Gonzalez nominated Henry Rose for Chair. There were no other nominations for Chair.

It was the consensus of the Planning and Zoning Board to name Henry Rose to the Chair.

The floor was opened for nominations to Vice Chair.

Member Girello nominated John Jacob for Vice Chair. There were no other nominations for Vice Chair.

It was the consensus of the Planning and Zoning Board to name John Jacob to the Vice Chair.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

On a motion by Vice Chairman Jacob, seconded by Member Girello, to approve, the minutes of the August 9, 2018 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:**NON-QUASI-JUDICIAL ITEMS:**

1. **SUB 2018-01, SAFstor Land Co. Plat**, generally located south of Pines Boulevard and west of SW 186 Avenue, plat application.

Dwayne Dickerson, attorney representing the petitioner, addressed the Planning and Zoning Board. He gave a brief Power Point presentation of the proposed plat application.

The following staff report was entered into the record:

Dwayne Dickerson, agent for property owner, has submitted a plat application for the 9.143-acre SAFStor Land Co. Plat located south of Pines Boulevard and west of SW 186 Avenue. The plat proposal restricts this property to 151,812 square feet of Self Storage Use and 51,900 square feet of Commercial Use on Parcel A; and a conservation area on Parcel W.

The subject parcel is designated Commercial on Parcel A and Agricultural on Parcel W of the City and County land use plan map. The existing zoning and land use plan designations for the properties surrounding the subject parcel are as follows:

North – Pines Boulevard

East – **Zoning:** Commercial (C-1) / Limited Agricultural (A-1)
Land Use: Commercial / Agricultural

South – **Zoning:** Single Family Residential (RS-7)
Land Use: Low 2 Residential

West – **Zoning:** General Business (B-3) / Limited Agricultural (A-1)
Land Use: Agricultural

Access to this property will be from either the church property to the west or the commercial property to the east which will be determined upon site plan.

The City Commission at its August 1, 2018 meeting approved the rezoning of Parcel A of this property from B-3 (General Business) to C-1 (Commercial) with restrictive covenants on first reading. Second reading of the rezoning ordinance (ZC 2018-01) is scheduled for September 4, 2018. The proposed plat restrictions are consistent with the C-1 (Commercial) zoning with restrictions contemplated under application ZC 2018-01.

A municipal dedication requirement for this property will also need to be accepted by City Commission as required under Section 154.36.

Staff Recommendation: Transmit this application to the City Commission with a favorable recommendation subject to the following:

1. Broward County comments
2. City Commission approval of the rezoning request (ZC 2018-01)
3. City Commission approval of the underlying municipal dedication agreement.

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, Vice Chairman Jacob, Members Girello, Gonzalez

The following member of staff spoke:

Dean Piper, Zoning Administrator

The following member of the public spoke:

Dwayne Dickerson, attorney representing the petitioner

On a motion by Member Girello, seconded by Vice Chairman Jacob, to transmit, as recommended by staff, the SAFstor Land Co. Plat (SUB 2018-01) application, to the City Commission with a favorable recommendation, the following vote was recorded:

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

NAY: None

Motion Passed

2. **SN 2018-02, Avant at Pembroke Pines**, 11801 Pembroke Road, sign application.

Nadine Austrefield, representing the petitioner, addressed the Planning and Zoning Board.

She gave a brief overview of the proposed sign application.

The following staff report was entered into the record:

Jenni Connolly, agent for the property owner is requesting a change of copy for the existing attached wall and monument entry signs for the Avant Resort (formerly: Arium, Resort at Pembroke Pines) apartments located at 11801 Pembroke Road.

The applicant is requesting to replace the signs on the attached walls and entry monuments with new branding and logo at 32 square feet. The signs will display the Avant Resort name, community information and address in bronze pin mounted letters on a gray background with gray and bronze frame as displayed in the attached plans.

The signs will be illuminated by existing ground lighting. The Planning and Zoning Board at its September 12, 2013 meeting heard a similar sign replacement for this property. No lighting upgrades are being proposed as the existing ground mounted fixtures produce 2,000 lumens or less in compliance with the current lighting code. Staff will require same lighting compliance for the property.

This application has been reviewed by staff and was found to meet all code requirements. Staff therefore recommends approval of this application.

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, Vice Chairman Jacob

The following member of the public spoke:

Nadine Austrefield, representing the petitioner

On a motion by Member Girello, seconded by Member Gonzalez, to approve, as recommended by staff, the Avant at Pembroke Pines (SN 2018-02) sign application, the following vote was recorded:

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

NAY: None

Motion Passed

Secretary's Note:

The following members of the Planning and Zoning Board spoke in reference to policy / procedures for processing sign applications that are just re-imaging an existing community or property:

Chairman Rose, Member Gonzalez

Dean Piper, Zoning Administrator, clarified the procedures for processing sign applications that are just re-imaging an existing community or properties.

3. **MSC 2018-18, Pembroke Lakes Square / Just Salad**, 221 Hiatus Road, renovation of storefront to include open covered patio seating area, miscellaneous request.

Stephen Griss, architect representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed miscellaneous request.

Mr. Griss submitted new plans showing the removal of the 36" decorative railing from the main entrance side (south elevation) and the removal of two (2) bollards and only installing four (4) 30" high bollards.

Dean Piper, Zoning Administrator, confirmed that staff has reviewed the requested changes and they are acceptable.

The following staff report was entered into the record:

Theo Dubin, agent, is requesting miscellaneous plan approval for building façade

modifications to a tenant bay for building 100 at the Pembroke Lakes Square Shopping Center located north of Pines Boulevard and east of Hiatus Road.

The applicant proposes to remove a portion of the storefront on the south and east elevation. The elevation will be rebuilt and recessed back into the existing building footprint leaving a 244 square foot covered, open air patio area. The south elevation of covered area will be open to the existing sidewalk. The east elevation will be enclosed by an aluminum railing with a natural anodized finish to match the existing storefront aluminum. Additionally, protective bollards will be placed along the east side of the patio area. As well, the entry on the south elevation will be realigned to accommodate the addition of the patio area

The miscellaneous application has been reviewed by staff and found to be in conformance with code requirements.

Staff Recommendation: 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 Girello, Gonzalez

The following member of staff spoke:

Brian Sherman, Assistant City Attorney

The following member of the public spoke:

Stephen Griss, architect representing the petitioner

On a motion by Member Gonzalez, seconded by Member Girello, to approve, as recommended by staff, the Pembroke Lakes Square / Just Salad (MSC 2018-18) miscellaneous request, the following vote was recorded:

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

NAY: None

 Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

Chairman Rose noted that Member Labate, Alternate Member Lippman, and Alternate Member Taylor have requested an excused absence from this evenings meeting.

On a motion by Vice Chairman Jacob, seconded by Member Gonzalez, to excuse Member Labate, Alternate Member Lippman, and Alternate Member Taylor, the following vote was recorded:

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

NAY: None

 Motion Passed

Member Girello informed the Board that he will **not be able to attend** the September 13th or September 27th meetings and will be requesting an excused absence for them.

Member Girello spoke in reference to a **missing stop sign** behind the Good Will store in the **Flamingo Pines Shopping Center**.

Member Girello spoke in reference to the **Village Square / Publix site development**.

The following members of the Planning and Zoning Board spoke in reference to the Village Square / Publix site development:

Chairman Rose, Vice Chairman Jacob, Member Girello

The following member of staff spoke in reference to the Village Square / Publix site development:

Dean Piper, Zoning Administrator

ADJOURN:

Chairman Rose adjourned the meeting at 7:10 p.m.

DRAFT

ADJOURNED:
7:10 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary