

# 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 13, 2020**

**6:30 PM**

**Commission Chambers**

**Planning and Zoning Board**

## 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 6:30 p.m., Thursday, February 13, 2020, 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, Labate, Alternate Members Lippman and Taylor. Absent: Member Gonzalez. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

Chairman Rose noted for the record that Alternate Member Lippman will be a voting member for this evenings meeting.

## SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

## APPROVAL OF MINUTES:

[20-0163](#) January 23, 2020

On a motion by Member Labate, seconded by Member Girello, to approve, the minutes of the January 23, 2020 meeting, the following vote was recorded:

**AYE:** Chairman Rose, Vice Chairman Jacob  
Members Girello, Labate, Alternate Member Lippman

**NAY:** None

**Motion Passed**

## CONSENT AGENDA ITEMS:

Chairman Rose inquired if any members of the board wished to pull any of the consent items for discussion.

Member Jacob requested to pull item number 3 for discussion.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against item numbers 1 or 2. No one wished to speak.

The following staff reports were entered into the record:

1. [20-0164](#) **SN 2019-02, The Landings at Pembroke Lakes South**, main entryway median of The Landings at Pembroke Lakes South, generally located at 10650 Washington Street, sign application. (Cole)

**PROJECT DESCRIPTION / BACKGROUND:**

The Landings at Pembroke Lakes South, formally known as Pembroke Bay, was approved in 1987 (SP 87-22). Site modifications were made in 2007 (new awning and vinyl fence) and 2006 (Color change).

Oakhurst Signs, agent, is requesting to remove and replace a residential subdivision sign in the main entryway median of The Landings at Pembroke Lakes South, generally located at 10650 Washington Street. The 8 3/4' tall sign will include 31.5 square feet of copy reading, "THE LANDINGS AT PEMBROKE LAKES SOUTH APARTMENTS". The routed letters will be internally illuminated. The landscaping around the existing sign meets code requirements and will be restored to its original condition if damaged during construction.

The following colors are being proposed for the sign:

- Main Body (MP Silver Brushed Aluminum, SW 6258 Tricorn Black)
- Accent (Beige, Faux wood burgundy)
- Text (SW 6258 Tricorn Black)
- Address (SW 7006 Extra White)

No other site modifications are being proposed at this time.

**STAFF RECOMMENDATION:**

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

**2. [20-0165](#)**

**SN 2020-01, Pines Home Center**, generally located north of Pines Boulevard and east of 86 Avenue, sign application. (Cole)

**PROJECT DESCRIPTION / BACKGROUND:**

GM Signs, agent, is requesting to remove and install a shopping center monument sign for Pines Home Center, generally located north of Pines Boulevard and east of 86 Avenue.

Pines Home Center (FKA ABC Plaza or Scotty's Plaza) was approved in 1986 (SP 86-13). Façade and color modifications were in 2015, 2012 and 2005.

The City Code Compliance Department cited the property owner for modifications to the existing monument sign without proper approval (code case #1902006). If this application is approved, building permits are still required for the structure to fully resolve the case.

**SIGNAGE:**

The applicant proposes the following signage located at the easternmost entrance of the shopping center:

A 48 square foot (8' x 6') double sided monument sign with 4 tenant panels. The sign will be internally illuminated with push-thru letters. The following colors are proposed for the signs:

- Main Body: SW 6120 (Believable Buff)

- Tenant Panels: SW 7741 (Willow Tree)
- Shopping Center Name and Address: SW 6207 (Retreat)

Mondo Grass and Loriape will be planted around the base of the sign.

No other site modifications are being proposed at this time

**STAFF RECOMMENDATION:**

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

On a motion by Alternate Member Lippman, seconded by Member Girello, to approve, as recommended by staff, consent agenda item numbers 1 (SN 2019-02, The Landings at Pembroke Lakes South) and 2 (SN 2020-01, Pines Home Center), the following vote was recorded:

**AYE:** Chairman Rose, Vice Chairman Jacob  
Members Girello, Labate, Alternate Member Lippman

**NAY:** None

**Motion Passed**

3. [20-0166](#) **MSC 2020-01, SPG - Agave Bandido**, 14531 SW 145 Terrace, miscellaneous façade and/or signage approval, miscellaneous application. (Cole)

Annett Alvarez, representing the petitioner, addressed the Planning and Zoning Board. She gave a brief overview of the proposed miscellaneous request.

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Matthew Baum, owner, is requesting approval of modifications to the tenant bay including the windows and doors, paint to include a mural, outdoor dining, lighting and signage to the Agave Bandido tenant bay (FKA: Jason’s Deli) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue (building 5000).

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). Architectural modifications were made to the tenant bay in 2007 (MSC 2007-61, Jason’s Deli). In 2008 zoning appeal (ZA 2008-01), was approved which determined the colored oval behind the letters is an architectural feature, and not part of the sign. The approval was for Jason’s Deli only and is now null and void as a result of the tenant vacating the space.

**BUILDINGS / STRUCTURES:**

The following modifications are proposed as a result of the new tenant.

**Structural and Façade:**

- Removal of the south elevation windows and doors. The storefront will be replaced with a single entrance, glass windows and a gray metal roll down window.
- Removal of the east elevation windows and doors. The storefront will be replaced with 3 gray metal roll down windows to accommodate the new outdoor dining/bar area.
- Removal of existing fabric awnings to be replaced with rust finish aluminum awnings.

**External Colors and Finishes:**

- The following colors are proposed as a base coat for the building façades.
  - o 100B-7 (Hot Pink)
  - o P100-7 (Sultana)
  - o MQ4-21 (Caicos Turquoise)
  - o N500-5 (Magnetic Gray)
  - o MQ4-22 (Key Largo)
  - o N510-1 (Silver Shadow)

• In addition to the base coat, the applicant proposes a mural to be painted on the south and east elevations. The owner of the building has commissioned a renowned artist to create these murals. The master sign plan for Pembroke Gardens, allows tenants to have murals on any elevation, however murals cannot exceed 80% of the total façade area on which they are placed. Both murals meet this requirement. The following colors will be incorporated into the mural:

- o MQ1-10 (Red My Mind)
- o M290-6 (Plantain Chips)
- o PPU3-19 (Moroccan Henna)
- o Behr Black

**Lighting:**

- Removal of exterior wall lighting to be replaced with bronze wall sconces on the south and east elevation. The lighting shall not exceed 4,000k.

**Outdoor Dining:**

- A 577 square foot outdoor waiting area containing patio chairs and coffee tables. The area will be enclosed by 18” tall tan landscape planters. This area will be utilized for waiting customers with no service being provided. Additionally, string lighting will be hung in the area. The lighting will be suspended from the building façade to 3 black 7’ tall poles at the south end of the waiting area.
- A 380 square foot outdoor dining area adjacent to east elevation of the building. The area will have fixed barstool and be enclosed by a 48” tall black railing.
- The proposed barriers for both areas will ensure that at minimum a 5’ walkway is maintained.

**SIGNAGE:**

The applicant proposes a 61.31 square foot LED internally illuminated day/night channel letter sign to read "AGAVE BANDIDO" with a boarder in black copy on the south elevation. Additionally, a sign is proposed on the east elevation. The LED internally illuminated day/night channel letter sign will be 9.53 square feet and read "AGAVE" in black copy.

No blade sign or canopy signage is proposed as part of this application.

**LANDSCAPE:**

In order to accommodate the outdoor dining and waiting area, 3 palms, 3 hardwood trees and shrubs will be removed. The landscaping shall be either relocated or replaced elsewhere on site.

**OTHER SITE FEATURES:**

The tenant will be bordered by a neutral pier element (MSC 2007-07) as approved by the Planning and Zoning Board at its February 8, 2007 meeting.

**STAFF ANALYSIS:**

Staff notes that the architectural design of the façade is atypical to The Shops at Pembroke Gardens as the use of coloring and artistic inspired design is unique in comparison to the facades within this center.

Shops at Pembroke Gardens Planned Commercial Development (PCD) design guidelines allow for tenant façade designs which achieve the following goals / objectives:

"...to provide sufficient flexibility to each retailer to bring forth its unique image and identity, resulting in a true downtown shopping experience." (Page 1-1)

".....intended to create a downtown shopping environment whereby retailers are allowed to create their individual identities and bring forth their brand merchandising strategies in a manner consistent or compatible with, or complementary to, general design guidelines." (Page 5-1)

City Code section § 32.020 establishes The Planning and Zoning Board as the architectural review board for the City. In this role, the board shall review the architectural plans for all buildings proposed to insure that buildings are aesthetically compatible with the surrounding area.

**STAFF RECOMMENDATION:**

Staff has reviewed the proposed changes and finds that the proposal meets the technical standards set forth within the Shops at Pembroke Gardens PCD Guidelines. Staff therefore recommends approval of this application subject to the Board's approval of the overall façade design in their role as the Architectural Review Board and general interpretation of the underlying goals and objectives of the PCD design guidelines.

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, Member Girello, Alternate Member Lippman

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following member of the public spoke:

Anette Alvarez, property manager, Shops at Pembroke Gardens

On a motion by Alternate Member Lippman, seconded by Member Labate, to approve, as recommended by staff, consent agenda item number 3 (MSC 2020-01, Shops at Pembroke Gardens – Agave Bandido), the following vote was recorded:

**AYE:** Chairman Rose, Members Girello, Labate, Alternate Member Lippman

**NAY:** Vice Chairman Jacob

**Motion Passed**

**OLD BUSINESS:**

**QUASI-JUDICIAL ITEMS:**

- 4. [20-0167](#) **SP 2019-13, 7-Eleven**, generally located on the southwest corner of Pines Boulevard and SW 64 Way, site plan application. (Joseph)

**PROJECT DESCRIPTION / BACKGROUND:**

Dwayne Dickerson, at the request of his client 6500 Pines Holdings, LLC., has submitted a site plan application for the property located at 6460 Pines Boulevard (FKA: Carter Financial Plaza, Pines Village Plaza). The applicant proposes the demolition of the existing shopping center site and the development of a new single story 7-Eleven convenience store, gas station, and automatic free-standing car wash with associated signage, lighting, landscaping, parking, and traffic circulation.

The applicant at the January 23, 2020 meeting was granted a deferral of Board review of the site plan to tonight’s meeting in order to address specific site related concerns. The applicant again requests a deferral of this item to a time certain of March 12, 2020 in order to allow further time for the resolution of utility and buffer issues related to the redevelopment of the property.

**STAFF RECOMMENDATION:**

Deferral until the March 12, 2020 meeting.

On a motion by Member Girello, seconded by Vice Chairman Jacob, to defer this item to the March 12, 2020 meeting, the following vote was recorded:

**AYE:** Chairman Rose, Vice Chairman Jacob  
Members Girello, Labate, Alternate Member Lippman

**NAY:** None

**Motion Passed**

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

Chairman Rose noted that Member Gonzalez has requested an excused absence from this evenings meeting.

On a motion by Member Labate seconded by Member Girello, to excuse Member Gonzalez from this evenings meeting, the following vote was recorded:

**AYE:** Chairman Rose, Vice Chairman Jacob  
Members Girello, Labate, Alternate Member Lippman

**NAY:** None

**Motion Passed**

Member Girello questioned if collection boxes are prohibited within the City. He noted there is one in front of the IHOP on Flamingo Road.

Michael Stamm, Jr., Planning and Economic Development Director, noted that the property owner will be cited by Code Enforcement and the box will have to be removed.

Member Labate noted that she attended a community meeting with Dennis Mele, attorney representing Boyd Panciera, and Commissioner Good in reference to the proposed crematorium use.

Alternate Member Lippman spoke in reference to traffic concerns and the timing of the left turn lanes during rush hour traffic heading west to east on Sheridan Street at Flamingo Road.

Michael Stamm, Jr., Planning and Economic Development Director, noted that he will contact Engineering to let them know.

**ITEMS AT THE REQUEST OF STAFF:**

- 5. [20-0168](#) **AM 2019-02**, discussion and possible action to **amend the B-3 zoning district to allow crematorium services.** (Dean)

Dennis Mele, attorney representing the petitioner, gave a brief over view of the proposed zoning change text amendment.

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**



DMJ Funeral Properties LLC (the "Applicant") is requesting approval of an amendment to the General Business (B-3) Districts (Section 155.149(B)) of the City of Pembroke Pines' Code of Ordinances to establish crematory uses as an accessory use to primary funeral home uses located within B-3 zoning districts throughout the City.

**EXISTING CODE:**

Presently, funeral homes are first permitted in the Community Business (B-2) Districts and crematoriums are allowed in Limited Agricultural (A-1) and Medium Industrial (M-2) Districts. See existing Code Sections below:

**§ 155.146 COMMUNITY BUSINESS (B-2) DISTRICTS.**

(B) Uses permitted. No building, structure, or part thereof, shall be erected, altered, or used, or land or water used, in whole or in part, for other than one or more of the following specified uses, provided, however, no more than one of the specified uses will be permitted on a single parcel of property except as permitted by subsection (H) "Out Parcels":

(8) The following miscellaneous uses: art, charm, dancing, dramatic, or music schools; business or commercial school; artist studio, auction of art goods, jewelry, rugs, and the like; costumer; dental laboratory; interior decorator; lawn furniture sale; photographic studio; radio and television studios; day nursery or nursery school; mortuary or funeral home, not including ambulance service, except for transportation of human remains.

**§ 155.090 LIMITED AGRICULTURAL (A-1) DISTRICTS; GENERAL AGRICULTURAL (A-2) DISTRICTS.**

(B) Uses permitted. No building, structure, or part thereof, shall be erected, altered, or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

- (1) In an A-1 Limited Agricultural District:
  - (o) Cemetery, crematory, columbarium, mausoleum.

**§ 155.168 MEDIUM INDUSTRIAL (M-2) DISTRICTS.**

(B) Uses Permitted. No building, structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than one or more of the following specified uses:

- (3) Any of the following:
  - (l) Cemetery, columbarium, mausoleum, or crematory.

**PROPOSED CODE:**

The proposed code amendment would create a new subsection (18), as part of Section 155.149(B), with the following language:

“(18) Crematory as an accessory use to a mortuary or funeral home. To be considered as an accessory use the following criteria must be met:

- (a) The crematory must be accessory to a principal mortuary or funeral home use of at least 2,500 square feet that is located in the same standalone structure as the principal use and shall not exceed more than 20% of the floor area of the structure. The accessory crematory can serve any funeral home owned by the same entity as the principal use.
- (b) The crematory must be owned and operated by the same Florida Licensed Funeral Establishment operating the principal use.
- (c) The crematory must meet all state and county regulations, as may be

amended from time to time.

Pursuant to the reporting requirements delineated in state and county regulations, as may be amended from time to time, the licensed funeral home operator will provide an annual environmental report to all required agencies and will send a copy of the report to the Director of the Planning & Economic Development Department.”

**CURRENT CONDITIONS:**

The following are the existing funeral homes in Pembroke Pines along with their address, zoning category they are located in and their square footages:

1. Bells Funeral Home – 1826 N University Dr. (B-3); 3,976 sq. ft.
2. Boyd-Pancierera Funeral Home – 6400 Pines Blvd. (B-2A); 7,300 sq. ft.
3. Boyd-Pancierera Funeral Home – 1600 N University Dr. (B-2); 6,461 sq. ft.
4. Joseph A.Scarano Funeral Home – 9000 Pines Blvd. (B-3); 3,784 sq. ft.
5. Nakia Ingraham Funeral Home – 6691 Pembroke Rd. (B-2); 5,460 sq. ft.
6. Plenitude Funeral Home – 7351 Pines Blvd. (B-2); 3,622 sq. ft.

Currently there are no crematory facilities located within the City of Pembroke Pines as the location of these existing funeral homes are all east of Palm Avenue and vacant properties that are currently zoned to allow crematoriums are generally located west of 196th Avenue. Because of this, after the funeral services, residents must have their loved ones remains transported outside the City for this services.

**STAFF RECOMMENDATION:**

Direct staff to work with the City Attorney to draft an Ordinance for transmittal to the City Commission for their review.

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, Labate  
Alternate Member Lippman

The following member of staff spoke:  
Michael Stamm, Jr., Planning and Economic Development Director

The following members of the public spoke:

Dennis Mele, attorney representing the petitioner  
Mark Panciera, the petitioner

On a motion by Member Girello, seconded by Member Labate, to direct staff to work with the City Attorney to draft an Ordinance for transmittal to the City Commission for their review, the following vote was recorded:

**AYE:** Chairman Rose, Vice Chairman Jacob  
Members Girello, Labate, Alternate Member Lippman

**NAY: None**

**Motion Passed**

**6. Discussion and possible action to combine the February 27, 2020 meeting and the March 12, 2020 meeting and change the start time of meeting to 6:00 p.m.**

**Chairman Rose noted that staff has requested to combine the February 27, 2020 meeting and the March 12, 2020 meeting and change the start time of meeting to 6:00 p.m.**

**On a motion by Member Girello, seconded by Member Labate, to combine the February 27, 2020 meeting and the March 12, 2020 meeting and change the start time of meeting to 6:00 p.m., the following vote was recorded:**

**AYE: Chairman Rose, Vice Chairman Jacob  
Members Girello, Labate, Alternate Member Lippman**

**NAY: None**

**Motion Passed**

**ADJOURNMENT:**

**ADJOURN:**

**Chairman Rose adjourned the meeting at 7:32 p.m.**

**ADJOURNED:  
7:32 P.M.**

**Respectfully submitted:**

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**Sheryl McCoy  
Board Secretary**