

# **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, December 12, 2024**

**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 Chairwoman Gonzalez, at 6:30 p.m., Thursday, December 12, 2024, at the Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

## ROLL CALL

Present to-wit: Chairwoman Gonzalez, Members Bhojani, D Gonzalez, Labate, and Alternate Member Zacharias

Also present: Joseph Yaciuk, Assistant Planning and Economic Development Director, Cole Williams, Senior Planner; Paul Hernandez, Assistant City Attorney, and Secretary McCoy.

Absent: Vice Chairman Golditch and Alternate Member Taylor

Secretary McCoy declared a quorum present.

Chairwoman Gonzalez noted for the record that Alternate Member Zacharias will be a voting member for this evening's meeting.

## SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

## APPROVAL OF MINUTES:

[24-1149](#)

November 14, 2024

On a motion by Member Labate, seconded by Member D. Gonzalez, to approve the minutes of the November 14, 2024 meeting, the following vote was recorded:

AYE: Chairwoman Gonzalez  
Members Bhojani, D. Gonzalez, Labate  
Alternate Member Zacharias

NAY: None

Motion Passed

## NEW BUSINESS;

## CONSENT AGENDA ITEMS:

Chairwoman Gonzalez inquired if any members of the board wished to pull the consent item for discussion. No one wished to pull the item.

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

1. [24-1150](#)

**MSC2024-0023, Southbridge West**, 10755 NW 10 Street, color change to existing multi-family development, miscellaneous request.

(Laura) (District 2)

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Drew Hanslip, agent, is requesting approval of a color change to the existing multi-family development (Southbridge West) located at 10755 NW 10 Ave.

In 2008, two green fabric awnings were installed in the pool common area within the Southbridge West residential community through MSC 2008-11.

**BUILDINGS / STRUCTURES:**

The following colors are proposed for the existing building and associated structures:

- Main Building:
  - o Benjamin Moore (Ice formations 973)
  - o Benjamin Moore (Copley Gray HC-104)
  - o Benjamin Moore (Swiss Coffee OC-45)
- Building Trim:
  - o Benjamin Moore (Chantilly Lace 2121-70)
- Doors/Shutters
  - o Benjamin Moore (Wrought Iron 2124-10)
- Wood Fences:
  - o Benjamin Moore (Deep Creek 1477)
- Club House
  - o Benjamin Moore (Ice formations 973)
  - o Benjamin Moore (Chantilly Lace 2121-70)

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 Member Labate, seconded by Member D. Gonzalez, to approve, as recommended by staff, consent agenda item number 1 (MSC2024-0023, Southbridge West), the following vote was recorded:

AYE: Chairwoman Gonzalez  
Members Bhojani, D. Gonzalez, Labate  
Alternate Member Zacharias

NAY: None

Motion Passed

**NEW BUSINESS:**

**QUASI-JUDICIAL ITEMS:**

2. [24-1151](#) SP2024-0006, ASKAR Plaza, generally located on the northwest corner of Pembroke Road and SW 87 Way, site plan amendment. (Laura)

(District 1)

Chairwoman Gonzalez 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.

Dwayne Dickerson, attorney representing the petitioner, waived his right to a quasi-judicial proceeding.

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Dwayne Dickerson, agent for owner Pembroke Pines Plaza LLC requests a site plan amendment to modify the previously approved site plan (SP 2021-11) for the Askar Plaza for the property located north of Pembroke Road and west of Southwest 87 Way.

The Askar Plaza site plan was approved on January 27, 2022, through application SP 2021-01 consisting of the construction of two buildings on site to include drive-thru restaurants and retail uses with associated parking, traffic circulation, lighting, landscape, and signage. The site plan was never built.

The applicant is now proposing modifications to the approved Askar Plaza site plan which include the following changes:

- Building / Color modifications
- Drive-thru modifications
- Fuel Tank Addition
- Landscape Modifications

The Askar Plaza site will be built within the existing URI Commercial shopping center which currently consists of the following developments:

1. A self-storage building on the northwest corner of the shopping center.
2. A gas station at the southwest corner of the shopping center.

The proposed site plan will occupy a vacant parcel at the southeast corner of the center.

Other development applications of note approved for this shopping center include:

- The City Commission at its January 15, 2003, meeting approved the existing URI Self Storage building (SP 2002-44).
- On September 8, 2005, the Planning and Zoning Board approved the existing gas station site (SP 2004-68).
- On December 14, 2006, the Planning and Zoning Board approved modifications to architectural and sign updates to reflect the change of branding from Texaco to Chevron (MSC 2006-49).
- The Planning and Zoning Board approved a color change to the existing self-storage building on October 8, 2020 (MSC 2020-12).

- The City Commission at its September 18, 2024 meeting voted to approve a rezoning application (ZC 2024-0001) for the shopping center property to C-1 (Commercial) with updated restrictive covenants to accommodate a future minor auto repair tenant.

**BUILDINGS / STRUCTURES:**

The applicant proposes the construction of two buildings on a vacant parcel at the southeast corner of the existing shopping center. The buildings proposed include the following:

- A 22'-0" high, 7,338 square foot, multi-tenant retail building with end cap drive-thru restaurant. (western building proposed)
- A 22'-0" high, 1,749 square foot, single-tenant drive-thru restaurant. (eastern building proposed)

The proposed buildings reflect a 593-square-foot increase in building area from the approved plan. The increase in building size is attributed to minor footprint modifications to both buildings.

The following colors are proposed for the exterior of the multi-tenant building:

- Main Body Color: Nebulous White (SW 7063)
- Building Base: Iron Ore (SW 7069)
- Metal awning / Roof trim: Knockout Orange (SW 6885)

The following colors are proposed for the exterior of the drive-thru restaurant building:

- Main Body Color: Aged Pewter, Nebulous White (SW 7063)
- Walk-in Cooler, Rear Door Color: Iron Ore (SW 7069)
- Metal Awning: Knockout Orange (SW 6885)
- Accent Band: Pink Metal (South Elevation and West Elevation)
- Wood Accent: Honey-glazed Rustic

**SIGNAGE:**

The applicant will comply with this site's previously approved uniform sign plan.

Tenant sign allowances for this center will remain as previously approved (Black Helvetica Medium channel lettering which will illuminate white at night). The Uniform sign plan provides for the standard design consideration for registered logos/trademarks.

**ACCESS / CIRCULATION:**

Access to this building will remain as previously approved through the following existing shopping center locations:

- Main ingress/egress off of Pembroke Road (Right In / Right Out)
- Secondary ingress/egress of Douglas Road at the northwest corner of the shopping center (Left In / Right In / Right Out)

The previously approved drive-thru lanes for the single-use restaurant tenant will be modified from the approved plan. The approved site plan contemplated a single-order drive-thru with a separate lane for mobile orders. The applicant proposes to modify the plan to create a dual drive-thru configuration.

No outdoor dining is proposed for this site plan.

Two sidewalks will be installed to provide pedestrian connectivity from Pembroke Road to the new buildings.

**PARKING:**

The applicant will continue to build 71 parking spaces for this plan where 66 spaces are required based on proposed use. Upon completion of this project, the shopping center will provide 148 parking spaces, where 133 parking spaces are required, based on the proposed use.

The parking areas for this perimeter building will continue to be illuminated by a series of 4000k LED fixtures (bronze) mounted on 20-foot-high poles. The lighting proposed for this site conforms to residential lighting standards per Section 155.685-155.692 of the City Code of Ordinances.

**LANDSCAPING:**

Landscaping has been modified as a result of changes on site. The following landscape is being proposed as part of this amendment:

- Installation of 16 trees, 32 palms, 917 shrubs, and 1863 groundcovers. Primary species of trees include: *Conocarpus erectus* – Green buttonwood, *Conocarpus erectus* 'sericeus' - Silver buttonwood, *Ilex cassine* - Dahoon Holly, *Lagerstroemia indica* - Crape myrtle, and *Quercus virginiana* - Southern live oak. Primary species of palms include *Sabal palmetto* – Cabbage palmetto and *Veitchia montgomeriana* - Montgomery palm. Primary species of shrubs include *Viburnum suspensum* - Sandankwa viburnum, *Chrysobalanus icaco* 'Red Tip' - Red Tip cocoplum, *Eugenia axillaris* - White stopper, and *Tabernaemontana divaricata* - Pinwheel jasmine. Primary species of groundcovers include: *Arachis glabrata* - Perennial peanut, *Hymenocallis latifolia* - Spider lily, and *Tripsacum floridanum* - Dwarf Fakahatchee, and *Liriope miscari* - Lily turf.

- Trees that will remain on site include *Quercus virginiana* – Live oak and *Bursera simaruba* - Gumbo limbo. One (1) *Bursera simaruba* – Gumbo limbo tree is the only canopy tree that will be relocated within site.

**OTHER SITE FEATURES:**

Three, 120 gallon, propane tanks are proposed to be located north of the multi-tenant building. The tanks will be enclosed by an 8-foot-high vinyl fence. The City Engineering Division issued a memo (Reference: Letter from Environmental Services - 12/5/24) requesting the relocation of the fuel tanks and the installation of bollards to protect the tanks from vehicular intrusions.

**STAFF RECOMMENDATION:**

Approval, subject to satisfaction of Engineering comments at the time of engineering permit review.

Chairwoman Gonzalez inquired if the petitioner accepts staff recommendations.

Dwayne Dickerson, attorney representing the petitioner, answered in the affirmative.

Chairwoman Gonzalez 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:

Chairwoman Gonzalez, Members Bhojani, Labate, D. Gonzalez

The following member of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

The following member of the public spoke:

Dwayne Dickerson, attorney representing the petitioner

On the motion by Member Labate, seconded by Member Bhojani, to approve, as recommended by staff, the ASKAR Plaza site plan amendment (SP 2024-0006), the following vote was recorded:

AYE: Chairwoman Gonzalez  
Members Bhojani, D. Gonzalez, Labate  
Alternate Member Zacharias

NAY: None

Motion Passed

## ITEMS AT THE REQUEST OF THE BOARD:

Chairwoman Gonzalez noted that Alternate Member Zacharias had sent an email to the board secretary, asking for an excused absence from the November 14, 2024 meeting, but it wasn't received until after the meeting. He had requested an excused absence from that meeting.

On a motion by Member Labate, seconded by Member D. Gonzalez, to excuse Alternate Member Zacharias from the November 14, 2024 meeting, the following vote was recorded:

AYE: Chairwoman Gonzalez  
Members Bhojani, D. Gonzalez, Labate  
Alternate Member Zacharias

NAY: None

Motion Passed

On a motion by Member Labate, seconded by Member D. Gonzalez, to excuse Vice Chairman Golditch from this evening's meeting, the following vote was recorded:

**AYE:** Chairwoman Gonzalez  
Members Bhojani, D. Gonzalez, Labate  
Alternate Member Zacharias

**NAY:** None

**Motion Passed**

## **ITEMS AT THE REQUEST OF STAFF:**

Joseph Yaciuk, Assistant Planning and Economic Development Director, noted that, while the Grand Palms Padel Courts variance request was advertised and noticed for this meeting, it was later pulled by the owner, and therefore wasn't placed on the agenda.

## **ADJOURNMENT:**

Chairwoman Gonzalez adjourned the meeting at 6:54 p.m.

**ADJOURNED:**  
**6:54 P.M.**  
**Respectfully submitted:**

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**Sheryl McCoy**  
**Board Secretary**