

SIGNAGE:

The applicant proposes the following sign standards for the shopping center:

- Font: Arial
- Face Color: White
- Trim Cap/ Return: Black
- Type: Individual Channel Letters on Wireway

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 Vice Chairman Golditch, seconded by Member D. Gonzalez, to approve, as recommended by staff, consent agenda item numbers 1 (MSC2024-0027, La Brasa Grill), 2 (MSC2024-0027, University Pines Village Plaza), 3 (MSC2024-0028, Villas Central), and 4 (MSC2025-0003, Johnson Square Plaza), the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members D Gonzalez and Alternate Member Taylor

NAY: None

Motion Passed

NEW BUSINESS:

PUBLIC HEARINGS / REGULAR ITEMS:

5. **ZC2024-0004**, The purpose of this Public Hearing is to consider, at the request of the Raintree of Pines LLC, a zoning change from B-3 (General Business) with existing restrictive covenants to C-1 (Commercial) with restrictive covenants for the purposes of developing a self storage facility at the **Village of Mayfair** shopping center. The shopping center is generally located at the northwest corner of Pembroke Road and Hiatus Road and containing approximately 9.9 acres more or less. (Cole) (District 1)

Chairwoman Gonzalez stated the purpose of this Public Hearing is to consider, at the request of the Raintree of Pines LLC, a zoning change from B-3 (General Business) with existing restrictive covenants to C-1 (Commercial) with restrictive covenants for the purposes of developing a self storage facility at the Village of Mayfair shopping center. The shopping center is generally located at the northwest corner of Pembroke Road and Hiatus Road and containing

approximately 9.9 acres more or less

Dwayne Dickerson, attorney representing the petitioner, gave a brief PowerPoint presentation / overview of the proposed zoning change request.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Manuel Synalovski, agent, requests consideration to rezone a +/- 9.9 acre property located at the northwest corner of Pembroke Road and Hiatus Road from B-3 (General Business) with restrictive covenants to C-1 (Commercial) with updated restrictive covenants.

Currently, a commercial shopping center with a Wawa gas station exist on site. The City Commission approved the base site plan for the shopping center (SP 2006-53) at its April 18, 2007 meeting. Modifications to the site plan were made in 2007, 2008 and 2010, 2014 and 2015 (SP2015-01). The Wawa gas station was approved in 2017 through SP2017-03.

The City Commission has approved the following zoning changes for the property:

- February 15, 2006 rezoning of the underlying property from R-6 (Hotel) to B-2 (General Business) with associated commercial flexibility conversion (Ordinance 1537). That rezoning approval included a restrictive covenant which restricted certain B-2 uses on the property.
- March 18, 2009, amended to the restrictive covenants (Ordinance 1636) to allow daycare facilities over 5,000 square feet within the list of approved uses.
- May 17, 2017 rezoning of the underlying property from B-2 (Community Business) to B-3 (General Business) with amended restrictive covenants (Ordinance 1878). The amended restrictive covenants allow for:
 - Only gasoline station use within the B-3 use list
 - B-2 (Community Business District) restricted uses.

Previously, an office building was approved for the westernmost vacant parcel. The office building was never constructed, and now the applicant wishes to construct a self-storage facility on the site. Self-storage requires Commercial (C-1) zoning. Therefore, self-storage cannot be permitted on this site under current restrictions.

To rectify this issue, the applicant proposes a zoning change with modified restrictive covenants to allow the following:

- Self-storage from C-1 uses
- All B-3 uses

In addition to the restriction of the uses, the applicant is proposing that the self-storage facility built on the Commercial Parcel shall not exceed a maximum height of sixty-five (65) feet, excluding parapets, architectural facades, decorative features and/or any screening, air conditioning or other items located on any structure.

A site plan application for a self-storage will be heard by the Planning and Zoning Board at a later date should the zoning change be adopted.

SURROUNDING PROPERTIES:

The existing zoning and land use plan designations of the surrounding properties to the subject site are as follows:

- North – Planned Unit Development (PUD) / Irregular Residential 5.52 du/acre
- East – Apartment (R-4) / Commercial (Flex to Residential)
- South– Pembroke Road / City of Miramar
- West – Planned Unit Development (PUD) / Irregular Residential 5.52 du/acre

ANALYSIS:

Staff has reviewed the use proposed on the subject site and finds it generally compatible with the existing shopping center and gas station (B-3 Use). The restrictive covenant for self-storage use is consistent with the underlying commercial land use and represents a reduction in trips compared to office use that was previously approved for the site. Staff therefore has no objection to the proposal.

STAFF RECOMMENDATION:

Transmit to the City Commission with a favorable recommendation inclusive of restrictive covenant.

Chairwoman Gonzalez inquired if there was anyone from the public who wished to speak either for or against this item.

The following members of the Planning and Zoning Board spoke:

Chairwoman Gonzalez, Vice Chairman Golditch, Member D. Gonzalez

The following members of the public spoke:

Dwayne Dickerson, attorney representing the petitioner
Michele Kanter, resident Pembroke Pines

On a motion by Vice Chairman Golditch, seconded by Member D. Gonzalez, to close the Public Hearing the following vote was recorded:

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members D Gonzalez and Alternate Member Taylor

NAY: None

Motion Passed

Chairwoman Gonzalez stated this will be heard as regular agenda item number 6.

6. **ZC2024-0004**, The purpose of this item is to transmit a favorable recommendation to the City Commission, at the request of the Raintree of Pines LLC, a zoning change from B-3 (General Business) with existing restrictive covenants to C-1 (Commercial) with restrictive covenants for the purposes of developing a self storage facility at the **Village of Mayfair** shopping center. The shopping center is generally located at the northwest corner of Pembroke Road and Hiatus Road and containing approximately 9.9 acres more or less. (Cole) (District 1)

Chairwoman Gonzalez stated the purpose of this item is to transmit a favorable recommendation to the City Commission, at the request of the Raintree of Pines LLC, a zoning change from B-3 (General Business) with existing restrictive covenants to C-1 (Commercial) with restrictive covenants for the purposes of developing a self storage facility at the Village of Mayfair shopping center. The shopping center is generally located at the northwest corner of Pembroke Road and Hiatus Road and containing approximately 9.9 acres more or less.

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

The following members of the public spoke:

Dwayne Dickerson, attorney representing the petitioner
Manny Synalovski, architect representing the petitioner

AYE: Chairwoman Gonzalez, Vice Chairman Golditch
Members D Gonzalez and Alternate Member Taylor

NAY: None

Motion Passed

7. **ZC2024-0005, Collector Car Condos, 18810 Pines Boulevard**, The purpose of this Public Hearing is to consider, at the request of Dorado Bells, LLC, a zoning change from B-3 (General Business) to C-1 (Commercial) with restrictive covenants for the purpose of developing a self storage facility, more specifically car self storage on the proposed Collector Car Condos (ZC2024-0005) property located at 18810 Pines Boulevard, containing approximately 1.88 acres more or less. (Cole) (District 1)

Chairwoman Gonzalez stated the purpose of this Public Hearing is to consider, at the request of Dorado Bells, LLC, a zoning change from B-3 (General Business) to C-1 (Commercial) with restrictive covenants for the purpose of developing a self storage facility, more specifically car self storage on the proposed Collector Car Condos (ZC2024-0005) property located at 18810 Pines Boulevard, containing approximately 1.88 acres more or less

Dennis Mele, attorney representing the petitioner, gave a brief PowerPoint presentation / overview of the proposed zoning change request.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Elizabeth Somerstein, agent, requests consideration to rezone a +/- 1.88 acre property located at 18810 Pines Boulevard from B-3 (General Business) to C-1 (Commercial) with restrictive covenants.