

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, September 14, 2023

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, September 14, 2023, 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 Lippman, Members Golditch and Gonzalez, and Alternate Member Taylor.

Absent: Member Labate and Alternate Member Zacharias

Also present: Joseph Yaciuk, Assistant 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 Taylor 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:

[23-0640](#)

August 17, 2023

On a motion by Vice Chairman Lippman, seconded by Member Golditch, to approve, the minutes of the August 17, 2023, meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Lippman
Members Golditch, Gonzalez, Alternate Member Taylor

NAY: None

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

1. [23-0641](#) **SP 2022-03, Tuscan Springs (AKA Skyrise Townhomes)**, generally located south of Pines Boulevard and west of SW 184 Avenue, site plan application. (Joseph)

Chairman Rose noted the petitioner has requested the deferral of this item to a time uncertain.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Dennis Mele, agent for contract purchaser, has submitted a site plan application for the Skyrise Plaza property, generally located south of Pines Boulevard and west of Southwest 184 Avenue. The applicant proposes the construction of a gated residential community to include 54 new townhouse units with associated parking, lighting, signage, landscaping, gated entry, and pool/clubhouse area.

The applicant provides an email requesting deferral of the item to a time uncertain to allow the applicant to resolve concerns from the public. The applicant will be required to readvertise the item prior to future Board consideration.

STAFF RECOMMENDATION:

Deferral to a time uncertain.

On a motion by Member Gonzalez, seconded by Member Golditch, to defer this application to a time uncertain, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Lippman
Members Golditch, Gonzalez, Alternate Member Taylor

NAY: None

Motion Passed

2. [23-0642](#)

SP2023-0001, West Pines Plaza, generally located on the south side of Pines Boulevard and west of SW 186 Avenue, site plan application. (Joseph)

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.

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

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

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Dwayne Dickerson, agent for owner HAC Pines LLC., requests site plan consideration for the construction of a new retail plaza with associated parking, lighting, signage, and landscaping. for the property located south of Pines Boulevard and west of SW 186 Avenue. The proposed site plan will occupy a vacant +/- 2.2-acre parcel within the Watermen Pines Plat.

The City Commission at its November 12, 2015 meeting approved a zoning

change application (ZC 2015-03) for +-5.3 acres of the Watermen property from B-3 (General Business) to C-1 (Commercial) with voluntary deed restrictions (Ordinance No. 1834). This rezoning is inclusive of the subject parcel.

On December 2, 2015, the City Commission also approved a plat note amendment to the development restrictions for the underlying Watermen Pines plat (SUB 2014-01) which is consistent with the site plan proposal.

The Planning and Zoning Board at its December 10, 2015 meeting approved the construction of a self-storage facility containing two storage buildings on site with associated landscape, traffic circulation, parking and signage on a +-3 acres of the Watermen Pines Plat.

BUILDINGS / STRUCTURES:

The applicant proposes the construction of a shopping plaza consisting of two buildings. The buildings proposed include the following:

- Building # 1 - A 27'-5" high, 10,177 square foot, multi-tenant building (eastern building – 7 bays)
- Building # 2 - A 22'-3" high, 4,877 square foot, multi-tenant building (western building – 3 bays)

The following colors are proposed for the exterior of the buildings:

- Main Body Color: August Moon (SW 294-C5)
- Sign Band Tower – Bittersweet Stem (SW 292-C3)
- Trim Cap / Trim - Sandy Ridge (SW 7535)
- Column Veneer – GenStone Desert Sunrise
- Column Accent – Misty (SW 6232)
- Aluminum Louver / Shade Structures – Greens (SW 6748)
- Standing Metal Roof (Aluminum) - Garland

ACCESS:

Main access to this site will be through the existing shared access road off Pines Boulevard (directly west of parcel) which services the existing site. The site is also accessible from Pines Boulevard through an opening on the Franklin Academy parcel to the east of the subject site.

A new walkway will be installed which will provide pedestrian connectivity from the existing sidewalk along Pines Boulevard to the site.

PARKING:

The applicant proposes to build 73 parking spaces for this plan where 71 spaces are required based on the following proposed retail, restaurant, bakery, and specialized medical uses*. In addition, a 10' x 25' loading zone is proposed at the southeast corner of the site.

***Note-** The uses listed above are estimates from the applicant based on expected business profile at time of submittal. The applicant may change or modify its use, to reflect leasing. All uses proposed for this property are subject to zoning and parking compliance prior to issuance of a Certificate of Use.

The parking areas for this perimeter building will be illuminated by a series of 4000k LED fixtures (platinum) mounted on 25-foot-high poles. Additional full cut off fixtures will be mounted to the building at 10 feet high. All fixtures will be 4000k CCT. The lighting as proposed for this site conforms to residential lighting standards per Section 155.685-155.692 of the City Code of Ordinances.

SIGNAGE:

The applicant has revised the Uniform Sign Plan for this site which includes the proposed buildings as well as the existing self-storage facility. Signs are to be aluminum faced reverse channel letters (Black Myriad Pro). The Uniform sign plan provides for the standard design consideration for registered logos/trademarks.

The applicant proposes a shopping center monument sign near the entry road at the northwest corner of their property. The sign will consist of the name of the plaza and four tenants (routed letters). The proposed sign complies with city allowances.

LANDSCAPING:

The following landscape is being proposed for this site:

- Installation of 38 trees, 32 palms, 6 accent plants, 527 shrubs, and 702 ground covers and annuals. Primary tree species include: Quercus virginiana - Live oak, Ilex cassine - Dahoon holly, Bulnesia arborea - Verawood, Krugiodendron ferreum - Black ironwood, Coccoloba diversifolia - Pigeon plum, Conocarpus erectus sericeus - Silver buttonwood, Ligustrum japonicum - Japanese privet. Primary palm species include: Veitchia montgomeryana - Montgomery palm, Sabal palmetto - Cabbage palm. Primary shrub species are: Chrysobalanus icaco, Tripsacum dactyloides - Fakahatchee grass, Schefflera arboricola - Green dwarf schefflera, Clusia guttifera- Small leaf clusia.

OTHER SITE FEATURES:

No outdoor dining is proposed as part of this submittal. The future addition of outdoor dining would require approval of the City for its design and compliance with city parking code requirements.

Three dumpsters will be provided on site. Two of the dumpsters will be located at the southeast corner of the site. The third dumpster will be located on the south side of the lot, just east of building #2. All dumpsters will include enclosures painted to match the base color of the proposed buildings. The applicant provides a letter from WastePRO accepting the dumpster locations.

The applicant provides staff with an economic impact statement regarding the project. According to the applicant, the proposed project represents a +-\$4-million-dollar investment in land and construction costs. This project will bring 6-10 new businesses to the area. leading to anywhere from 60-100 new local jobs for the community. The owner anticipates over 100 filled construction jobs during development.

A sustainability statement has also been provided by the applicant. The

applicant provides a list of energy efficient materials which are being used in construction and operation of the building. The following items of note will be utilized by the applicant during construction of the building:

- White Roof (High SRI reduces Heat Island effect)
- Solar panels to offset energy use of site lighting and house panel.
- Building Automation System (reduces energy use and records performance).
- Lighting/signage controllers (reduces energy use).
- LED lighting both interior and exterior.
- Recycling program, Designated recycling collection area.
- Low E, insulated glazing in windows.
- Energy Star appliances where non-proprietary.
- Low flow plumbing fixtures water efficient plumbing fixtures.
- No CFC based refrigerants in any building systems.
- Low VOC materials: adhesives, sealants, paints, coatings, and flooring systems.
- Drip Irrigation (reduces water use).
- Water-efficient, regionally adapted, non-invasive landscape species.

STAFF RECOMMENDATION:

Approval.

Chairman Rose 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:

Chairman Rose, Vice Chairman Lippman, Members Golditch, Gonzalez

The following members of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director
Brian Sherman, Assistant City Attorney

The following members of the public spoke:

Dwayne Dickerson, attorney representing the petitioner
Elena Diaz, principal Franklin Academy
Duane Meece, representing St Edwards Catholic Church
Tom Rogers, representing Franklin Academy

Dwayne Dickerson, attorney representing the petitioner, voluntarily agreed that during construction and specifically related to the construction traffic we (the applicant / petitioner) will utilize the eastern access point through the Franklin Academy property for ingress into our site for construction activity and our access on the west side for egress.

On the motion by Member Gonzalez, seconded by Alternate Member Taylor, to approve, as recommended by staff, the West Pines Plaza site plan application (SP2023-0001) subject to the voluntary agreement; that during construction and specifically related to the construction traffic we (the applicant / petitioner) will utilize the eastern access point through the Franklin Academy property for

ingress into our site for construction activity and our access on the west side for egress, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Lippman
Members Golditch, Gonzalez, Alternate Member Taylor

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

Chairman Rose noted that Member Labate and Alternate Member Zacharias have requested an excused absence from this evening's meeting.

On a motion by Vice Chairman Lippman, seconded by Member Gonzalez, to excuse Member Labate and Alternate Member Zacharias from this evening's meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Lippman
Members Golditch, Gonzalez, Alternate Member Taylor

NAY: None

Motion Passed

Member Golditch informed the Board that he will not be able to attend and will be asking for an excused absence for the February 8, 2024, meeting.

ITEMS AT THE REQUEST OF STAFF:

3. [23-0643](#) Discussion and possible action to **call the October 12, 2023, Planning and Zoning Board meeting to order at 6:00 p.m.** instead of the regular call to order at 6:30 p.m. due to a conflict with another scheduled City event.

The following members of the Planning and Zoning Board spoke in reference to the change of meeting time:

Chairman Rose, Member Gonzalez

The following member of staff spoke in reference to the change of meeting time:

Joseph Yaciuk, Assistant Planning and Economic Development Director

On a motion by Vice Chairman Lippman, seconded by Alternate Member Taylor, to change the meeting time to 6:15 p.m., the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Lippman
Members Golditch, Gonzalez, Alternate Member Taylor

NAY: None

Motion Passed

ADJOURNMENT:

Chairman Rose adjourned the meeting at 7:36 p.m.

ADJOURNED:
7:36 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary