

# **City of Pembroke Pines, FL**

*City of Pembroke Pines  
Planning and Zoning Board  
601 City Center Way  
Pembroke Pines, FL 33025*



## **Meeting Minutes - Draft**

**Thursday, May 26, 2022**

**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, May 26, 2022, at the Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

## ROLL CALL

Present to-wit: Chairman Rose, Members Girello, Gonzalez, Labate, Lippman, and Alternate Members Taylor and Zacharias. Also present: Michael Stamm, Jr., Planning and Economic Development Director/Assistant City Manager; Joseph Yaciuk, Assistant Planning and Economic Development Director; Dean Piper, Zoning Administrator; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

(Secretary's Note: Alternate Member Zacharias arrived at 6:38 p.m.)

## ORGANIZATIONAL:

### 22-0430

#### Oath of Office:

Frederick Lippman, Regular Member  
Saji Zacharias, Alternate Member

Brian Sherman, Assistant City Attorney, administered the oath of office to Frederick Lippman, as a Regular Member, and Saji Zacharias, as an Alternate Member.

### 22-0431

#### Selection of Chair

The floor was opened for nominations.

Member Labate nominated Henry Rose. Chairman Rose accepted the nomination. There were no other nominations.

On a motion by Member Labate, seconded by Member Gonzalez, to appoint Henry Rose as Chairman, the following vote was recorded:

AYE: Members Girello, Gonzalez, Labate, Lippman

NAY: None

Motion Passed

### 22-0432

#### Selection of Vice Chair

The floor was opened for nominations.

Chairman Rose nominated Member Lippman. Member Lippman accepted the nomination. There were no other nominations.

Nomination carried by consensus to appoint Member Lippman as Vice

Chairman.

## SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

## MINUTES:

[22-0433](#)

April 28, 2022

On a motion by Vice Chairman Lippman, seconded by Member Girello, to approve, the minutes of the April 28, 2022 meeting, the following vote was recorded:

**AYE:** Chairman Rose, Vice Chairman Lippman  
Members Girello, Gonzalez, Labate

**NAY:** None

**Motion Passed**

## NEW BUSINESS:

## CONSENT AGENDA:

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

Member Gonzalez requested to pull the item for discussion.

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.

1. [22-0434](#)

**MSC 2022-03, Best Buy**, 11450 Pines Boulevard, exterior modifications to accommodate pick-up lockers, miscellaneous application. (Cole)

The following staff report was entered into the record:

### PROJECT DESCRIPTION / BACKGROUND:

Alexander Lampert, agent, is requesting approval for exterior modifications to accommodate the proposed pick-up lockers at Best Buy located at 11450 Pines Boulevard.

The existing Best Buy was approved in 1997 through SP 96-61. The only modification to the site was approved in 2014 through SN 2014-04 (creation of Uniform Sign Plan).

### BUILDINGS / STRUCTURES:

The applicant proposes the following modifications as a result of this application:

- Modifications to the northern façade include the following:
  - o Installation of pick-up lockers. The color of the lockers will be BM 6314x (Best Buy Human Blue) to match the entrance parapet. The lockers will

enable customers to pick-up purchases in a quick and efficient manner.

- o Installation of an employee only entrance adjacent to the pickup lockers.

- o Installation of a metal awning spanning over the pick-up lockers and employee entrance. The awning will also feature LED lighting.

- o Installation of 5 bollards in front of the pick-up lockers and employee entrance painted SW 6249 (Storm Cloud) to match the building.

- Infill of existing roll down doors on the western façade, to be replaced with one new exit door.

- Infill two doors on the southern façade, to be replaced with one new exit door.

No other modifications are proposed for the site.

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

#### **STAFF RECOMMENDATION:**

##### **Approval**

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Lippman  
Members Girello, Gonzalez, Labate

The following member of staff spoke:

Michael Stamm, Jr., Director/ACM

The following members of the public spoke:

Suzzi Grigoryan, representing the petitioner  
Doug Cantrell, representing the petitioner

On a motion by Member Labate, seconded by Vice Chairman Lippman, to approve, as recommended by staff, consent agenda item number 1 (MSC 2022-03, Best Buy), the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Lippman  
Member Labate

NAY: Member Girello, Gonzalez

Motion Passed

## **NEW BUSINESS:**

## **QUASI-JUDICIAL ITEMS:**

(Secretary's Note: All affected parties were sworn under oath to give testimony in the relevant cases by the Assistant City Attorney.)

Chairman Rose noted that agenda item numbers 2, 3, and 4 are related and will be heard and presented together. He clarified that each item will need individual votes.

Dwayne Dickerson, attorney representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed variance requests.

2. [22-0435](#)

**ZV 2022-0006, Trinity Lutheran Church**, 7150 Pines Boulevard, variance request. (Dean)

The following summary was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Dwayne Dickerson, agent for Trinity Lutheran Church and Wawa, is requesting Variance #ZV 2022-0006 for parking at Trinity Lutheran Church.

Mr. Dickerson's client, Wawa, is proposing to develop a Wawa gas station at the southeast corner of Pines Boulevard and SW 72 Avenue, where Trinity Lutheran Church currently exists, and build a new building for Trinity Lutheran Church on the south half of this property which is currently vacant. Due to burrowing owl habitats located on the property and required right-of-way dedication, Mr. Dickerson is requesting a parking variance, to allow 62 parking spaces, instead of the required 79 parking spaces, for the new 9,223 square foot Trinity Lutheran Church.

The applicant has submitted a conceptual site plan to provide context and display the general location of the proposed church and parking lot layout. In addition to the requested variance, the applicant has submitted Site Plan #SP 2022-0006 that will be presented to the Planning & Zoning Board for consideration at a future date.

**VARIANCE REQUEST DETAILS:**

**ZV 2022-0006)**

Table 155.605 Minimum Off Street Parking Requirements:  
Religious Institution – 8.5 spaces per 1,000 square feet

**VARIANCE DETERMINATION:**

The Planning & Zoning Board shall not grant any non-single-family residential variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of non-single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:

a) There are special circumstances or conditions applying to the land

or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or

b) Any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or

c) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

3. [22-0436](#) **ZV 2022-0007, Wawa (Proposed)**, 7150 Pines Boulevard, variance request. (Dean)

4. [22-0437](#) **ZV 2022-0008, Wawa (Proposed)**, 7150 Pines Boulevard, variance request. (Dean)

The following summary was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Dwayne Dickerson, agent for Wawa and Trinity Lutheran Church, is requesting two zoning variances for the proposed Wawa gas station at the southeast corner of Pines Boulevard and SW 72nd Avenue.

Zoning Variance #ZV 2022-0007 is to allow a 4.2' wide side yard landscape strip along the east side of property, instead of the required 10' wide landscape strip; and Zoning Variance #ZV 2022-0008 is to allow a 10' landscape buffer along the west, street side, of the property, instead of the required 15' wide landscape buffer.

Mr. Dickerson's client, Wawa, is proposing to develop a Wawa gas station at the southeast corner of Pines Boulevard and SW 72 Avenue, where Trinity Lutheran Church currently exists, and build a new building for Trinity Lutheran Church on the south half of this property which is currently vacant. Due to required right-of-way dedication, Mr. Dickerson is requesting the two variances for the Wawa gas station site.

The applicant has submitted a conceptual site plan to provide context and display the general location of the proposed Wawa and parking lot layout. In addition to the requested variance, the applicant has submitted Site Plan #SP 2022-0007 that will be presented to the Planning & Zoning Board for consideration at a future date.

**VARIANCE REQUEST DETAILS:**

**ZV 2022-0007)**

**Table 155.432: General Business (B-3):**

**Side Setback:**

10 feet in width which shall be totally landscaped

**ZV 2022-0008)**

**Table 155.432: General Business (B-3):**

**Front or Street Side Setback:**

**30 feet in depth [3]**

**[3] The first 15 feet of all front and street side setbacks adjacent to the property line shall be fully landscaped with sod, ground shrubbery, and trees, except where crossed by permitted access driveways or walkways. The balance of the required setbacks may be used for parking.**

**VARIANCE DETERMINATION:**

**The Planning & Zoning Board shall not grant any non-single-family residential variances, permits, or make any decision, finding, and determination unless it first determines that:**

**Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.**

**In the granting of non-single-family residential variances, the Board shall follow Section 155.301(O) Variance:**

**1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:**

**a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or**

**b) Any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or**

**c) Granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.**

**The following members of the Planning and Zoning Board spoke:**

**Chairman Rose, Members Girello, Gonzalez, Labate**

**The following members of staff spoke:**

**Michael Stamm, Jr., Director/ACM**

**The following member of the public spoke:**

**Dwayne Dickerson, attorney representing the petitioner**

On a motion by Member Girello, seconded by Member Labate, to grant, as determined by variance criteria "A", ZV 2022-0006 (Trinity Lutheran Church) to allow 62 parking spaces, instead of the required 79 parking spaces, for the new 9,223 square foot Trinity Lutheran Church, the following vote was recorded:

**AYE:** Chairman Rose, Vice Chairman Lippman  
Members Girello, Gonzalez, Labate

**NAY:** None

**Motion Passed**

On a motion by Member Labate, seconded by Vice Chairman Lippman, to grant, as determined by variance criteria "A", ZV 2022-0007 (Wawa (Proposed) to allow a 4.2' east perimeter landscape buffer instead of the required 10' perimeter landscape buffer, the following vote was recorded:

**AYE:** Chairman Rose, Vice Chairman Lippman  
Members Girello, Gonzalez, Labate

**NAY:** None

**Motion Passed**

On a motion by Member Labate, seconded by Vice Chairman Lippman, to grant, as determined by variance criteria "B", ZV 2022-0008 (Wawa (Proposed) to allow a 10' street side landscape buffer instead of the required 15' street side landscape buffer, the following vote was recorded:

**AYE:** Chairman Rose, Vice Chairman Lippman  
Members Girello, Gonzalez, Labate

**NAY:** None

**Motion Passed**

5. [22-0438](#) **SP 2022-01, Lexus of Pembroke Pines**, 16150 Pines Boulevard, site plan amendment. (Cole)

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.

Alejandro Echevery, architect representing the petitioner, waived his right to a quasi-judicial proceeding.

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

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**



Stiles Architecture, agent for owner Countyline Auto Center Inc., has submitted a site plan amendment application for the Lexus of Pembroke Pines dealership located at 16150 Pines Boulevard (AKA: Pines Auto Plaza). The applicant proposes architectural and color modifications for the existing Lexus showrooms and parking garage.

The City Commission at its June 26, 1997 meeting approved the Pines Auto Plaza (SP 97-15) on the underlying property. The following other site plan amendments of significance were approved for this site over time:

- February 13, 2005 – Lexus Used car showroom / parts / service bay addition. (SP 2004-51)
- August 23, 2007 – Pines Auto Plaza Monument Sign (SP 2007-26)
- October 27, 2016 - Lexus Car Wash Addition (SP 2015-20)
- August 16, 2017 – Lexus Car Detail Canopies (SP 2017-01)
- August 13, 2020 – Expansion of the existing Collision Center (SP 2020-01)

#### **BUILDINGS / STRUCTURES:**

The applicant proposes the following updates to buildings / structures on site as a result of this application:

- Removal of existing barrel tile roof and façade panels on the Lexus Showroom, Lexus Pre-Owned Showroom and parking garage.
- Extensions of the Lexus Showroom and the Lexus Pre-Owned Showroom parapets (maximum 25' in height) to create new façade. The Lexus Showroom façade shall be covered in Anodic clear ACM panels. The Lexus Pre-Owned Showroom façade shall be a combination of Anodic clear ACM panels at the customer entrances and new stucco painted SW 6254 (Lazy Gray) to match the ACM panels on the remain areas.
- Paint the garage and remain areas not covered in ACM panels shall be painted SW 6254 (Lazy Gray).
- Addition of new tower feature to the northeast corner the Lexus Showroom. The new feature shall be 30' and covered with pewter ACM panels
- Removal and replacement of the exiting Lexus showroom glass storefront.
- Removal and replacement of pavers adjacent to the Lexus Showroom and the Lexus Pre-Owned Showroom. The new pavers will be have a gray color scheme.
- Removal of existing barrel tile roof on the parking garage to be replaced with standing metal seam roof.

The Subaru portion of the auto mall and the collision center is not included in the scope of work.

#### **SIGNAGE:**

The signage for the auto mall is regulated by a uniform sign plan and will be reviewed through the building permit process. Any signage shown or indicated is for illustrative purposes only.

No other modifications are proposed for the site.

Staff has reviewed the proposed changes and finds that the proposal meets

code requirements. Staff therefore recommends approval of this application.

**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.

On the motion by Member Gonzalez, seconded by Member Girello, to approve, as recommended by staff, the Lexus of Pembroke Pines site plan amendment (SP 2022-01), the following vote was recorded:

**AYE:** Chairman Rose, Vice Chairman Lippman  
Members Girello, Gonzalez, Labate

**NAY:** None

**Motion Passed**

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

Member Girello noted that in the Arbor Green easement areas there is some work being done and was wondering what is happening.

Michael Stamm, Jr., Director/ACM, wasn't aware of any projects but, noted that he will check with Environmental Services.

Member Girello questioned the status of the project south of the old City Hall property.

Michael Stamm, Jr., Director/ACM, the senior housing project has begun.

**ITEMS AT THE REQUEST OF STAFF:**

Michael Stamm, Jr., Director/ACM, stated that the Annual Board Reports are going to be heard at the June 1, 2022 City Commission meeting.

Chairman Rose noted that he has another meeting to attend that night and requested that another member present on his behalf. Michael Stamm, Jr., Director/ACM, affirmed that he will be able to do the presentation on behalf of the Chairman and Board.

**ADJOURNMENT:**

Chairman Rose adjourned the meeting at 7:55 p.m.

**ADJOURNED:**  
7:55 P.M.

Respectfully submitted:

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Sheryl McCoy  
Board Secretary