

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, April 13, 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, April 13, 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 Girello, Gonzalez, Labate.

Absent: 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; Cole Williams, Senior Planner; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

[23-0255](#)

February 9, 2023

On a motion by Member Girello, seconded by Member Gonzalez, to approve, the minutes of the February 9, 2023 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

CONSENT AGENDA ITEMS:

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

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

1. [23-0256](#)

MSC2023-0002, Century Village, north of Pembroke Road on vacated right-of-way (ROW) along SW 136 Avenue, conversion of vacated right of way to a walking trail / linear park with associated parking, lighting, covered shade structures, and landscaping, miscellaneous request. (Joseph)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Munson Design and Consulting, Inc., agent, is requesting approval for a miscellaneous request for construction of a walking trail and parking lot over a vacated roadway segment (SW 136 Avenue), with associated landscape, lighting, shade structures and seating at the site generally located north of Pembroke Road at vacated SW 136 Avenue right of way, within the Century Village senior residential community.

The walking path site currently contains the asphalt remnants of Southwest 136th Avenue. The applicant plans to covert this site to a walking path through the following actions:

- Remove all existing asphalt and subbase of the road with exception to the areas which will contain the new walking trail and parking lot.
- Resurface the new walking trail and parking lot locations.
- All other areas that are not utilized for the new walking trail and parking lot will contain landscape, sod, or decorative gravel beds as depicted in the plans. These areas shall be permeable to water.

On April 5, 2017, the City Commission approved a motion to direct the City Attorney to draft a resolution and related documents to vacate right of way (+/- 2.88-acre portion of SW 136 Avenue right of way) in Century Village, Pembroke Pines. Century Village at that time was not able to accept the property on an as-is basis and the agreement lapsed.

This item was later placed on the April 7, 2021 agenda based on recommendation of the City Attorney due to having received a December 9, 2020 correspondence from Laura Coffy, Esq., Counsel for owner Century Village, a/k/a C.V.P. Community Center Inc. confirming the following:

- Century Village was now able to accept the property on an as-is basis.
- That the 2017 approved agreement be reinstated with a provision for the reasonable extension of the build-out period of the linear park beyond the three (3) years, but subject to the discretion and approval of the City Commission.

On April 7, 2021, a motion was made to ratify prior action related to the 136th Avenue right of way vacation at Century Village. The City and C.V.P. Community Center, Inc. negotiated an agreement whereby the City agreed to vacate the subject right of way, and CVP agreed to construct a linear park for the benefit of the residents of Century Village within three (3) years.

The City Commission ultimately at its September 13, 2021 meeting voted to adopt Ordinance 1971 which formally vacated the subject +/- 2.88-acre portion of Southwest 136th Avenue and established the three year construction period for the park.

BUILDINGS / STRUCTURES:

The applicant proposes a meandering 10' wide walking path with the following amenities:

- Four, open air shelters with 10' x 10' concrete pad. Each shelter will contain a bench.

PARKING / ACCESS:

The applicant proposes 20 new parking spaces to be located to the south of the walking path area. An east / west driveway will connect the existing athletic center parking lot to this new parking area and then ultimately connecting to Southwest 135 Terrace / Southwest 16 Avenue to the east. This new driveway will also serve as an additional vehicular cross access between the Suffolk buildings (west of the park- via Athletic Center parking lot) and the Ivanhoe West buildings to the east of the park.

LANDSCAPING:

The applicant proposes 109 hardwood trees, 114 palms and 4,777 shrubs/groundcovers as part of the walking trail /path design.

- Large shade trees being proposed include the Gumbo limbo, Red maple, Silk floss, Wild tamarind, and Royal poinciana.
- Medium to small shade trees being proposed are Verawood, Satinleaf, Pigeon plum, Green buttonwood, Silver buttonwood, Black ironwood, Simpson stopper, and the Yellow trumpet tree.
- There are several varieties of shrubs and groundcovers being proposed, some of which include the Beautyberry, Crinum lily, Dwarf firebush, Coontie, and Saw palmetto.

Several existing Live oak's, Mahogany's, and Sabal palms along the outer portion of the paths will remain as part of the proposal.

OTHER SITE FEATURES:

The walking path will be illuminated by a series of full cut off LED bollards along the entire path. The proposed parking lot and drive aisles will be illuminated by full cut off fixtures mounted atop 20-foot-high poles. Both the bollards and parking lot lights will have a correlated color temperature (CCT) of 3000K, in conformance with the Code allowances for residential building sites.

Staff reviewed the proposed project and finds it to comply with the Code of Ordinances. Therefore, staff recommends approval of the application.

STAFF RECOMMENDATION:

Approval.

On a motion by Member Girello, seconded by Vice Chairman Lippman, to approve, as recommended by staff, consent agenda item number 1 (MSC2023-0002, Century Village), the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

PUBLIC HEARINGS / REGULAR ITEMS:

2. [23-0257](#) **ZC 2022-02**, the purpose of this Public Hearing is to consider, at the request of **Sky Rise Plaza LLC**, a zoning change from B-3 (General Business) to R-TH (Residential Townhouse) for the purpose of developing a Townhouse Development (**Skyrise Townhomes**) with the allocation of 54 flexibility units, generally located on south side of Pines Boulevard and west of SW 184 Avenue, containing approximately 5.20 acres more or less.

(This will be heard as regular agenda item number 3.)

Chairman Rose stated the purpose of this Public Hearing is to consider, at the request of Sky Rise Plaza LLC, a zoning change from B-3 (General Business) to R-TH (Residential Townhouse) for the purpose of developing a Townhouse Development (Skyrise Townhomes) with the allocation of 54 flexibility units, generally located on south side of Pines Boulevard and west of SW 184 Avenue, containing approximately 5.20 acres more or less.

Dennis Mele, attorney representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed zoning change request.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Dennis Mele, agent for contract purchaser, has submitted a zoning change application for the Skyrise Plaza property, generally located south of Pines Boulevard and west of Southwest 184 Avenue. The applicant requests the following zoning for the property:

- Rezone a +- 5.2 Acre portion of the property (Northern Parcel - Parcel A) from B-3 (General Business) to TH (Townhouse District) to develop townhouse units. This zoning change request includes the allocation of 54 flexibility units, which can be applied to this property with approval of the city in accordance with Broward County Administrative Rules, Article 3, section 3.2.
- Parcel B (Southern Parcel +- 1.5 acres) will remain Agricultural zoned and will remain a conservation area / bufferyard between the existing neighborhood (Estancia) and the future development. The applicant is not proposing to amend the zoning for parcel B.

The City previously approved the following applications for this property:

- March 3, 2005 -The Board of Adjustment approved a variance from minimum finish floor elevation requirements (ZV 2004-40 – variance expired due to inactivity).
- April 6, 2005 – City Commission approval of the Skyrise Plaza Plat

allowing for the development of 77,500 office use and 2,500 square foot restaurant on Tract A and conservation area on Tract B. (SUB 2004-01)

- December 9, 2005 – City Commission approval of a 4-story, 78,924 gross square foot building with 2,500 square feet of restaurant use and 76,424 square feet of office. SP 2004-55 (Never built - site plan expired)

The applicant has also applied for a replat of the Skyrise plat (SUB 2022-00001), consistent with this rezoning request, which will be heard concurrently at tonight's meeting.

On December 13, 2018, the Planning and Zoning Board approved the adjacent Siena at Pembroke Pines (AKA: Tuscan Pines) site plan (SP 2018-07), consisting of 58 townhouse units, directly west of this parcel.

SURROUNDING PROPERTIES:

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

North Zoning: PUD (Planned Unit Development) (Chapel Trail)
 Land Use: Commercial

East Zoning: B-3 (General Business)
 Land Use: Commercial

South Zoning: A (Agriculture) (Parcel B) / R-1C (Residential Single Family)
(Estancia Residential)
 Land Use: Agriculture / Low 2 residential

West Zoning: R-TH (Residential Townhouse) / A Agriculture (Tuscan Pines
Townhouse Community)
 Land Use: Irregular 7.9 / Agriculture

ANALYSIS:

Compatibility with Adjacent Use

Staff reviewed this application and finds that the proposed townhouse zoning as proposed, is compatible with the adjacent Tuscan Pines (FKA: Stellar Pines) townhome community directly west of this site. The proposed residential use on this property is also compatible with the Estancia residential to the south.

Residential Density

The proposed allocation of 54 units on this +-6.7 gross acre property will result in a residential density on site of roughly 8 units per acre. This density is generally consistent with the permitted density (Irregular 7.9 du/acre) of the Tuscan Pines townhome community to the west.

Compatibility with Comprehensive Plan Policy

The applicant provided a letter (Greenspoon Marder - Flexibility Unit Allocation Request (3/16/2023) identifying the following comprehensive plan policies in which the proposed design guidelines and flexibility allocation comply:

Policy 1.1 - Continue to allocate residential densities consistent with the

permitted uses of the Land Use Element.

Policy 1.4 - Continue to implement land development regulations that provide for different residential intensities to be physically separated with landscape/open space.

Policy 1.5 - Continue to structure higher density near major arterials and open spaces.

Policy 1.8 - Continue to implement land development regulations to insure compatibility and buffering between adjacent residential and nonresidential uses.

Policy 7.4 - Through the development review process, the City shall continue to ensure safe and convenient on-site vehicular and pedestrian movement, off-street parking, access control management techniques, right-of-way dedications and acquisitions, and adequate access for service and emergency vehicles.

Policy 12.4 - Adequate vehicular parking shall continue to be provided for new development in accordance with the land development regulations.

Staff reviewed the rezoning request and flexibility allocation request against the stated comprehensive plan policies listed and finds the submittal to generally comply with the stated comprehensive plan strategies.

ADDITIONAL CONSIDERATIONS:

The applicant intends to build market rate townhouse units on this property. The applicant acknowledges the City's efforts in providing affordable units within the City. To that extent, the applicant is providing a voluntarily contribution of \$54,000 (\$1,000 per unit) to the affordable housing fund.

Trip Generation

The applicant provided the City with a traffic analysis performed by TrafTech Engineering, Incorporated which concludes that the traffic generation the proposed 54 townhome units will result in the reduction of 764 overall trips compared to the previously approved office / restaurant plan. This includes a reduction of 113 peak AM trips and 125 peak PM trips.

Engineering Division reviewed the proposed Trip Generation plan and has no objections.

STAFF RECOMMENDATION:

Staff has reviewed the proposed zoning change application and finds that the proposal meets code requirements. Staff therefore recommends the Planning and Zoning Board transmit this application, inclusive of assignment of 54 residential flexibility units, to the City Commission with a favorable recommendation.

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

The following member of the Planning and Zoning Board spoke:

Chairman Rose

The following members of the public spoke in opposition:

Susan Snyder, 730 SW 191 Avenue
Scott Barnett, 19346 SW 5 Street

The following submitted emails in opposition to this item:

Heather Lambert, 19969 SW 3 Place
Susan Snyder, 730 SW 191 Avenue

On a motion by Member Girello, seconded by Member Labate, to close the Public Hearing, the following vote was recorded:

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

NAY: None

Motion Passed

Chairman Rose stated this will be heard as regular agenda item number 3.

3. [23-0258](#)

ZC 2022-02, the purpose of this item is to transmit a recommendation to the City Commission, at the request of Sky Rise Plaza LLC, a zoning change from B-3 (General Business) to R-TH (Residential Townhouse) for the purpose of developing a Townhouse Development with the allocation of 54 flexibility units, generally located on south side of Pines Boulevard and west of SW 184 Avenue, containing approximately 5.20 acres more or less. (Joseph)

Chairman Rose stated the purpose of this item is to transmit a recommendation to the City Commission, at the request of Sky Rise Plaza LLC, a zoning change from B-3 (General Business) to R-TH (Residential Townhouse) for the purpose of developing a Townhouse Development with the allocation of 54 flexibility units, generally located on south side of Pines Boulevard and west of SW 184 Avenue, containing approximately 5.20 acres more or less.

The following members of the Planning and Zoning Board spoke:

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

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director/ACM
Brian Sherman, Assistant City Attorney

The following member of the public spoke:

Dennis Mele, attorney representing the petitioner

On a motion by Member Girello, seconded by Vice Chairman Lippman, to transmit ZC 2022-02 (Sky Rise Plaza) zoning change request, to the City

Commission, with a favorable recommendation inclusive of assignment of 54 residential flexibility units, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Lippman, Member Girello

NAY: Members Gonzalez, Labate

Motion Passed

(Secretary's Note: Michael Stamm, Jr., Planning and Economic Development Director/ACM, stated this item is scheduled to be heard, for First Reading, as a Public Hearing item at the May 17, 2023, City Commission meeting.)

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

4. [23-0259](#) **SP2022-0015, Chipotle**, 8559 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.

Stefano De Luca, architect representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. De Luca, architect representing the petitioner, 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:

Stefano De Luca, agent, is requesting approval of site and architectural modifications for the proposed restaurant use (Chiptole), located at 8559 Pines Boulevard.

The existing building (formally Boston Market) was approved in 1993 through site plan SP 93-35. The only modification to the site was a paint change in 2005 through miscellaneous application MSC 2005-46.

Zoning Variance, ZV 2022-0012 was approved at the August 11, 2022 Planning and Zoning Board meeting allowing 4 inbound vehicle spaces instead of 5 inbound vehicles spaces required by the Land Development Code for drive-thrus.

BUILDINGS / STRUCTURES:

The applicant proposes the following modifications:

- The following colors are proposed for the building:
 - o Main Body: PPG 1010-2 (Fog)

- o Lower Façade / Brick: PPG 1001-6 (Knights Armor)
- o Window and Door Trim: Charcoal Permaflour
- o Dumpster Enclosure and Gates: PPG 1001-6 (Knights Armor)
- Installation of a metal canopy painted, “charcoal permaflour” over south elevation entrance and the drive-thru service window on the east elevation.
- Removal and replacement of the existing wall sconces, with black full cutoff 3,000K LED fixtures.
- Installation of a drive-thru clearance bar painted IFS Rustic.

The drive-thru shall only be utilized for pickup of online orders or orders placed through the Chipotle App. No order or transaction shall take place at the service window. See enclosed the letter from Chipotle management.

PARKING:

Currently, there are 30 spaces provided on site. Based on use 28 parking spaces are required. Additionally, 2 parking spaces shall be utilized for online order pickup, leaving no surplus parking.

SIGNAGE:

The following signage is proposed for the site:

- Installation of 2, 23.5 square foot internally illuminated channel letter sign reading, “Chipotle” in white copy on a red backer panel. Additionally, an internally illuminated chipotle pepper logo in white copy on a brown backer panel is proposed adjacent to the text. One sign shall be located on the north and the south elevation.
- Installation of a 10 square foot pan formed monument sign panel reading, “Chipotle Mexican Grill” in white copy and a chipotle pepper logo in white copy on a red and brown background.
- Installation of one, 6’-8” tall 1.3 square foot internally illuminated directional sign reading, “Digital Pickup” with an arrow in white push thru copy. The structure shall be painted IFS Rustic. The sign shall be located in a landscape island adjacent to the southwest corner of the building.

LANDSCAPING:

The following landscape is being proposed for this site:

- Installation of 24 trees (10 existing trees on site to remain), 3 palms, and 648 shrubs.
 - o Primary species of trees include: Conocarpus erectus – Green buttonwood, Conocarpus erectus var. sericeus – Silver buttonwood, Caesalpinia granadillo – Bridalveil tree, Quercus virginiana – Live oak, Lagerstroemia indica – Crepe myrtle, and Cordia sebestena – Orange Geiger.
 - o Primary species of palms include: Thrinax radiata – Florida Thatch palm.
 - o Primary species of shrubs include: Chrysobalanus icaco – Cocoplum, Ficus microcarpa – Green island ficus, Podocarpus marcophyllus – Podocarpus, Agave attenuata – Spineless agave, Serenoa repens – Saw palmetto, and Hamelia patens – Firebush.
- Trees that will remain on site include Quercus virginiana – Live oak,

Bucida buceras – Black olive, and Tabebuia heterophylla – Pink tabebuia

OTHER SITE FEATURES:

As required by the Engineering Division, the applicant has added lighting, circulation, striping and signage to bring the site into compliance with ADA regulations.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and find that the proposed changes meet code requirements. Staff therefore recommends approval of this application.

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 Lippman, Members Girello, Labate

The following member of the public spoke:

Stefano De Luca, architect representing the petitioner

On the motion by Member Girello, seconded by Member Gonzalez, to approve, as recommended by staff, the Chipotle site plan amendment (SP2022-0015), the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

5. [23-0260](#) **SUB2022-0001, Skyrise Townhomes Plat**, generally located south of Pines Boulevard and west of SW 184 Avenue, plat application.
(Joseph)

Dennis Mele, attorney representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed plat application.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Dennis Mele, agent for contract purchaser, has submitted a plat application for the Skyrise Townhomes Plat (FKA: Skyrise Plaza Plat), generally located south of Pines Boulevard and west of Southwest 184 Avenue. The applicant requests the following as part of this application:

- Replat the property. Change the name of the new plat from “Skyrise Plaza Plat” to “Skyrise Townhomes Plat”.
- Update the restrictive note to allow 54 townhouse units on parcel A of the property.

The City previously approved the following applications for this property:

- March 3, 2005 -The Board of Adjustment approved a variance from minimum finish floor elevation requirements (ZV 2004-40 – variance expired due to inactivity).
- April 6, 2005 – City Commission approval of the Skyrise Plaza Plat allowing for the development of 77,500 office use and 2,500 square foot restaurant on Tract A and conservation area on Tract B. (SUB 2004-01)
- December 9, 2005 – City Commission approval of a 4-story, 78,924 gross square foot building with 2,500 square feet of restaurant use and 76,424 square feet of office. SP 2004-55 (Never built - site plan expired)

A rezoning application (ZC 2022-02) with flexibility unit allocation request, consistent with the replat, is being heard concurrently at tonight’s meeting.

SURROUNDING PROPERTIES:

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

North	Zoning: PUD (Planned Unit Development) (Chapel Trail) Land Use: Commercial
East	Zoning: B-3 (General Business) Land Use: Commercial
South	Zoning: R-1C (Residential) (Estancia Residential) Land Use: Low 2 residential
West	Zoning: R-TH (townhome) / A Agriculture (Tuscan Pines Townhouse Community) Land Use: Irregular 7.9 / Agricultural

ACCESS:

Direct access to this property will be via the following locations:

- An existing opening off Pines Boulevard to the Tuscan Pines townhouse community to the west.
- An existing opening off Pines Boulevard to the 184 Plaza property to the east.

A 24 -foot access easement on this plat will connect the Tuscan Pines property, the subject townhomes and the commercial parcels to the east, allowing internal parking lot access to Southwest 184 Avenue without needing to travel on Pines Boulevard.

ADDITIONAL DETAILS:

The site will include a 59’ landscape buffer easement along the Pines Boulevard frontage.

A municipal dedication requirement for a portion of this property will also need to be accepted by City Commission as required under Section 154.36 of the City Code of Ordinances.

As part of this submittal, the applicant was required to submit for Preliminary School Capacity Availability Determination from the Broward County School Board. The attached determination indicates that there is adequate school capacity anticipated to be available to support the project as proposed.

STAFF RECOMMENDATION:

Transmit to City Commission with a favorable recommendation subject to the following:

1. City Commission adoption of Zoning Change application ZC 2022-02 with associated flexibility unit allocation.
2. Satisfaction of Broward County comments.
3. City Commission approval of a municipal dedication for this replat.

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 submitted an email in reference to this item:

George Diaz, Vice President, Tuscan Pines HOA, 18513 SW 1 Street

The following member of the public spoke:

Dennis Mele, attorney representing the petitioner

On a motion by Member Girello, seconded by Member Labate, to transmit, as recommended by staff, the Skyrise Townhomes Plat (SUB2022-0001) application, to the City Commission with a favorable recommendation, the following vote was recorded:

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

NAY: Member Gonzalez

Motion Passed

6. [23-0261](#) **SP 2022-0012, HCA Florida University Hospital Pembroke Pines FSER, 10100 Pines Boulevard, site plan application. (Joseph)**

Dennis Mele, attorney representing the petitioner, 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:

Dennis Mele, agent for property owner, Davie Medical Center, LLC, submitted an application to construct a Freestanding Emergency Room (FSER) with

associated landscape, parking, traffic circulation and signage.

On March 15, 2023, the City Commission approved Ordinance 2003 which provided for the following amendments to the City Center MXD guidelines:

- A. The creation of a Medical District within the MXD associated uses and development criteria.
 - a. MXD District will allow the following uses:
B-3 zoning district are permitted in the Medical District. Specifically, general office, medical office, specialty medical use, standalone emergency room, research and development, and support services and retail for these uses are permitted in the Medical District.
- B. Designation of the Medical District within Block 7 of City Center (Pembroke Pines City Hall plat north - former City Hall site).
- C. The creation of block 8 of City Center (Pembroke Pines City Hall plat south)
 - a. Acknowledgement of 150 assisted living facility within this block (Providence Living under construction).
 - b. Assignment of 150 dwelling units, of which 80% are age restricted, on block 8.
 - c. Associated Intensity and Dimensional Standards (Table 13c)
- D. Removal of self-storage and service station use and standards within the Community Commercial District.
- E. General updates to reference Ordinances and zoning district names throughout the document to be consistent with the approved Land Development Code re-write of 2021.
- F. Exhibits Page: Revised accordingly to provide a revised master plan and specific legal description for the Medical District and assignment of senior housing parcels.

The City Commission at its August 3, 2022 meeting voted to approve the ninth amendment to the purchase and sale agreement for City Center, which allowed Pines and Palm Ave 2022, LLC (FKA Terra World Investments, LLC) to purchase the subject property. Pines and Palm Ave 2022, LLC. (FKA Terra World Investments, LLC) later transferred ownership to Davie Medical Center Inc, for the purposes of developing medical uses on the property.

On May 18, 2022, the City Commission approved a plat note amendment (delegation request) to the underlying plat which limited development to the following uses:

- This plat is restricted to 150 Midrise units with at least 80 percent of those units restricted to persons 62 years or older on Tract A; 120,000 square feet of office use on Tract A-1, Tract A-2, and Tract A-3; and 150 Adult Living Facility (ALF) units on Tract A-4.

On January 12, 2022, the City Commission approved the eighth amendment to the Purchase and Sale agreement with Terra World Investments, LLC. provided for the revised legal descriptions, purchase prices, inspection periods, approvals and closing dates for the closing of Phase III A and Phase III B of the Property (old City Hall property).

As part of the closing of the northern portion of the City Hall property, Terra paid the City \$450,000 toward future traffic improvements on Palm Avenue.

BUILDINGS / STRUCTURES:

The applicant proposes a one story, 10,860 square foot, freestanding emergency care facility (FSER). The proposed building will be 30 feet high (highest point).

The following colors are proposed for the exterior of the emergency care facility:

- Main Body Colors– Sherwin Williams Sand Dollar (SW 6099), Sherwin Williams Practical Beige (SW 6100)
- EIFS - DRVIT Systems Color 104 (Off-White)
- Metal Coping – Kynar 500 (Sandstone)
- Window Frame – Clear Anodized
- Window Glazing – Viracon Gray
- Barrel Tile Roof – Boral USA – New Southern Blend

The building will include a emergency canopy / drop off area on the west (main) elevation of the building and an ambulance canopy / drop off on the east elevation.

A dumpster / generator area with enclosures will be located immediately south of the emergency building.

ACCESS:

Primary access to this building project will be through two openings on City Center Boulevard west of Palm Avenue.

- Applicant is proposing a new ingress and egress (right in, right out) off Pines Boulevard. Ingress will include the addition of a turn lane on Pines Boulevard. The Pines Boulevard entry / exit will be located west of the site. This entry drive will extend to the site through the FPL easement.

The applicant provided the City preliminary approval from FDOT approving Pines Boulevard access with turn lane improvement (Reference: FDOT approval letter – Pines Boulevard access (6/27/22). Final approval of this Pines Boulevard access with entry drive will be required by the following entities prior to construction:

- Broward County
- Terra Group
- Everglades Pipe Company
- Florida Power and Light
- South Broward Drainage District
- Florida Department of Transportation

The applicant also provides a letter to staff (Reference: Letter from Applicant – Turn Lane / Mitigation) that they will obtain approval from all outside agencies for turn lane and access as well as wetlands mitigation on the property prior to obtaining a building permit with the City.

The following access will also be provided on City Center Boulevard, immediately south of the site.

- An existing opening at the southeast corner of the site. The existing median on the City Center Boulevard will be closed off to create a right-in, right out condition at this entry.
- A new full access drive further west on the site.

An additional access drive will connect the site to the existing UFC gym parking lot to the west through the FPL easement.

PARKING / LOADING:

The applicant proposes 59 parking spaces for the emergency care facility where 39 spaces are required. The site will provide for the following parking distribution:

- 49 Standard Spaces
- 4 Handicapped Parking Spaces

In addition, the following EV parking is proposed:

- 4 parking spaces with EV chargers (Level 2)
- 2 EV ready stalls.

A loading space is also proposed directly south of the proposed building, just west of the generator and dumpster area.

SIGNAGE:

The applicant proposes to modify the existing master sign plan for City Center to allow for ground and building signs consistent with this site plan. The following signs are proposed for the building:

Sign ID

E-01

Type

Canopy Sign (Emergency)

Location

Emergency Canopy (North, South, West Elevations)

Quantity

3

Copy Area (SF)

48

Height

2'-0"

Width

24'-0"

Number of Faces

1

Illumination

Yes

Sign ID

A-01

Type

Canopy Sign (Ambulance)

Location
Ambulance Canopy (North and South Elevations)
Quantity
2
Copy Area (SF)
48
Height
2'-0"
Width
24'-0"
Number of Faces
1
Illumination
Yes

Sign ID
B-01
Type
Building Sign (HCA)
Location
North Building Elevation
Quantity
1
Copy Area (SF)
98
Height
6'-4"
Width
15'-4"
Number of Faces
1
Illumination
Yes

Sign ID
B-02
Type
Building Sign (HCA)
Location
South Building Elevation
Quantity
1
Copy Area (SF)
50
Height
4'-6"
Width
11'-0"
Number of Faces
1
Illumination
Yes

Sign ID

M-01
Type
Monument Sign (HCA)
Location
Southwest Corner of Parking Area
Quantity
3
Copy Area (SF)
10
Height
6'-0"
Width
8'-0"
Number of Faces
2
Illumination
Yes

Sign ID
P-01
Type
Pylon Sign (HCA)
Location
Northwest Corner of Parking Area
Quantity
1
Copy Area (SF)
10
Height
10'-0"
Width
5'-5"
Number of Faces
2
Illumination
Yes

Sign ID
W-01
Type
Wayfinding Sign (HCA)
Location
Southeast Corner of Parking Area
Quantity
1
Copy Area (SF)
4
Height
4'-0"
Width
4'-0"
Number of Faces
1

Illumination
No

LANDSCAPING:

The following landscape is being proposed for this site:

- Installation of 80 trees (including relocated trees), 21 palms (included relocated palm trees), 1,133 shrubs, and 360 groundcovers. Primary species of trees include: *Conocarpus erectus* – Green buttonwood, *Bursera simaruba* – Gumbo limbo, *Quercus virginiana* – Live oak, *Lysiloma latisiliqua* – Wild tamarind, and *Coccoloba diversifolia* – Pigeon plum. Primary species of palms include: *Roystonea regia* – Royal palm, *Sabal palmetto* – Cabbage palmetto. Primary species of shrubs include: *Chrysobalanus icaco* – Cocoplum, *Ficus microcarpa* – Green island ficus, *Codiaeum variegatum* – Petra croton, *Podocarpus marcophyllus* – Podocarpus, *Tripsacum floridanum* – Florida gamagrass, and *Stephanotis floribunda* – Wax jasmine.

- Trees that will remain on site include *Lagerstroemia indica* – Crape myrtle, and *Quercus virginiana* – Live oak. The *Roystonea regia* – Royal palm are the only palms that will be relocated.

OTHER SITE FEATURES:

The parking areas for this perimeter building will be illuminated by a series of full cut off, 4000k LED fixtures mounted atop 18-foot-high aluminum poles. Recessed lights will be placed within the emergency and ambulance canopies. The proposed lighting is compliant with city code requirements.

The applicant provides a sustainability statement (Reference: Sustainability Statement) as required for new projects as per section 155.6120-155.6123. The following items are listed by the applicant as sustainable:

1. Accessibility to public transportation
2. Four (4) Electric Vehicle 'EV' charging stations and two (2) Electric Vehicle-Ready 'EV' charging stations. The proposed EV charging stations meet the MXD requirement to provide a total of six (6) current and future stations.
3. Landscape water use 30% reduction per Water Sense Budget Tool
4. Indoor water use 26% reduction per LEED Indoor Water Use Calculator
5. Plumbing fixtures comply with ANSI/ASHRAE/ASHE 189.3
6. Potable water is not used for vacuum pumps or air compressors
7. Energy saving white reflective "cool" roof
8. Total steel recycled content 25 tons. Raw materials saved: 1. Iron Ore - 7,000 lbs. 2. Coal -- 37,000 lbs. 3. Limestone -- 6,000 lbs.
9. Efficient MERV 11 & 14 filters
10. Interior doors with 70% pre-consumer recycled material
11. VOC content restrictions to provide only low- and no-VOC products
12. Materials for the facility were selected with the life cycle of the building taken into consideration
13. High efficiency boilers
14. Energy efficient LED lighting
15. Construction materials were selected with environmental impacts in mind, considering the life cycle of the materials, maintenance requirements,

and replacement costs over time

16. Construction and Demolition waste diversion encouraging minimum 95%

The applicant also provides an Economic Impact Statement referencing the following economic investment and benefits of the project:

- Total Investment: \$25,642,000. Project Employment and Wages Construction Employment and Wages.
 - Building an average free standing emergency room: 100 jobs
 - Average salary for general labor - \$41,600
 - o Tradesmen - \$81,200 Permanent Employment: Pembroke Pines
- FSER will consist of a new 11,000 Square feet building, offering local emergency medical services.
- Staffing for this type of facility could consist of approximately 12 employees per shift with an average salary of approximately \$80,000.
 - Total yearly wages and salaries are estimated to be \$2,400,000.

Economic Impact of Taxes Pembroke Pines FSER expected economic impact of the development (taxes):

- Total estimated annual property taxes would be around \$230K. The actual amount is dependent on the Broward County assessed value and the millage rate at the time.
- Direct permit fees/impact fees are estimated to be \$550,000 – Fees paid to City of Pembroke Pines.

Staff reviewed the proposed application and finds it to be consistent with the purchase and sale agreement with the City and the underlying Medical District zoning for this property.

STAFF RECOMMENDATION:

Transmit to the City Commission with a favorable recommendation.

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, Member Girello

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development
Director/ACM

The following members of the public spoke:

Dennis Mele, attorney, representing the petitioner
Charles Cleveland, resident Pembroke Pines

On a motion by Member Girello, seconded by Member Labate, to transmit, as recommended by staff, the HCA Florida University Hospital Pembroke Pines

FSER (SP2022-0012) site plan application, to the City Commission with a favorable recommendation, 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:

Chairman Rose stated that Alternate Member Zacharias has asked for an excused absence from this evening's meeting.

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

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

NAY: None

Motion Passed

6. [23-0262](#) Discussion and possible action on transmittal of the **Annual Board Report** to the City Commission. (Chairman Rose)

Chairman Rose gave a brief overview of the Annual Board Report.

He asked if it would be possible to have some type of orientation / training for new board members.

Michael Stamm, Jr., Planning and Economic Development Director/ACM, spoke in reference to how new board members receive information on procedures, City Codes, and such.

The following members of the Planning and Zoning Board spoke in reference to the Annual Board Report:

Chairman Rose, Vice Chairman Lippman, Member Gonzalez

Chairman Rose inquired if there is anything else that the board members wish to add to the report.

Vice Chairman Lippman noted that there should be some reference to City Management, staff, and the support and knowledge they provide our residents and this Board.

ITEMS AT THE REQUEST OF STAFF:

Michael Stamm, Jr., Planning and Economic Development Director/ACM, spoke in reference to the new Live Local Act legislation that supports affordable housing policies and will take effect July 1, 2023. He gave a brief

explanation of what it will allow developers to do and how it will effect the development of properties.

The following members of the Planning and Zoning Board spoke in reference to the Live Local Act legislation:

Chairman Rose, Vice Chairman Lippman

The following members of staff spoke in reference to the Live Local Act legislation:

Michael Stamm, Jr., Planning and Economic Development Director/ACM
Brian Sherman, Assistant City Attorney

ADJOURNMENT:

Chairman Rose adjourned the meeting at 8:12 p.m.

ADJOURNED:
8:12 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary