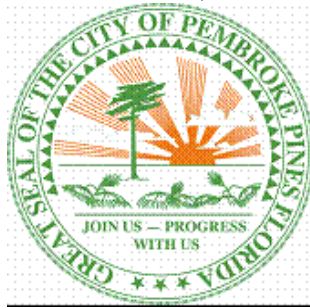


# City of Pembroke Pines, FL

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



## **Meeting Minutes - Draft**

**Thursday, January 25, 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 Chairman Rose, at 6:30 p.m., Thursday, January 25, 2024, 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, Labate, and Alternate Member Taylor.

Absent: Member Gonzalez and Alternate Member Zacharias

Also present: 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.

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:

[24-0052](#) December 14, 2023

On a motion by Member Labate, seconded by Vice Chairman Lippman, to approve, the minutes of the December 14, 2023 meeting, the following vote was recorded:

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

**NAY:** None

Motion Passed

## NEW BUSINESS:

### CONSENT AGENDA ITEMS:

Chairman Rose inquired if any members of the board wished to pull any of the consent items for discussion. No one wished to pull any items.

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

1. [24-0053](#) **MSC2023-0013, Marathon Gas Station**, 50 N University Drive, change of colors and signage to rebrand an existing gas station, miscellaneous request. (Laura) (District 1)

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Shark Signs, agent, is requesting approval for rebranding of the existing Service station (Chevron to Marathon) located at 50 North University Drive.

Marathon gas station (Previously Chevron) was approved in 1996 through SP 96-54.

**BUILDING / STRUCTURES:**

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

- Canopy: reface existing canopy. The canopy will feature LED wall wash lighting and the following colors:
  - o SW 5002 (Marathon blue)
  - o Proprietary Marathon red
  - o SW 7006 (Marathon white)

**SIGNAGE:**

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

- Rebranding of existing fuel pumps
- Canopy:
  - o Marathon Logo internally illuminated in red, white, and blue.
  - o Marathon letters in white copy internally illuminated.
- Rebranding of existing monument sign. Price panels will be updated to digital numbers on a pan formed face. The panels will be 31.8 square feet total.

**LANDSCAPE:**

One layer of Liriope at 17” tall and a second layer of Ficus Microcarpa at 9” tall will be placed around the base of the monument sign to meet landscape requirements.

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.

2. [24-0054](#)

**MSC2023-0017, University Pines Shops, 7817 - 7825 Pines Boulevard, replacement of an existing, non-conforming pole sign with a monument sign, miscellaneous request. (Laura) (District 1)**

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Andy Oquendo, agent, is requesting approval of a modifications to the existing Monument Sign is located at 7817-7825 Pines Blvd.

University Pines Shops was approved and built in the 1970s. In 2007, a uniform sign plan was approved for the shopping center.

**SIGNAGE:**

The following attached signs are proposed as a result of this application:

- Remove and replace the existing non-conforming pole sign with one, 9' tall internally illuminated pan formed monument sign, featuring 31.94 square feet of copy distributed between four tenant panels. The panels consist of red letters with a white background. The sign shall be located within a landscape island adjacent to Pines Boulevard. The base and top of the sign will be painted in bronze and will have the address and shopping center name on top and the leasing information at the bottom. The monument sign complies with Land Development Code requirements in Section 155.699.

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.

3. [24-0055](#)

**MSC2023-0018, Shoppes of Silverlakes**, 18201-18391 Pines Boulevard, color change to an existing shopping center, miscellaneous request. (Laura) (District 3)

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Alexandra De Antoni, agent, is requesting approval of a color change to the existing Shopping Center (Shoppes of Silver Lakes) located at 18201-18391 Pines Blvd.

Shoppes of Silver Lakes was approved in 1995 through SP 95-47. In 2004, revision for the existing uniform sign plan was approved.

**BUILDINGS / STRUCTURES:**

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

- Main Building:
  - o SW 7613 (Aqua-Sphere)
  - o SW 7551 (Greek Villa)
  - o SW 7017 (Dorian Gray)
  - o SW 9128 (Onyx Green)
- Building Accent:

- o SW 7757 (Highly Reflective White)
- Roof
  - o SW 7068 (Grizzle Gray)

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 Vice Chairman Lippman, seconded by Member Labate, to approve, as recommended by staff, consent agenda item numbers 1 (MSC2023-0013, Marathon Gas Station), 2 (MSC2023-0017, University Pines Shops), and 3 (MSC2023-0018, Shoppes of Silverlakes), the following vote was recorded:

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

**NAY:** None

**Motion Passed**

**NEW BUSINESS:**

**PUBLIC HEARINGS / REGULAR ITEMS:**

4. [24-0056](#) **ZC2023-0001**, the purpose of this Public Hearing is to consider, at the request of the Pembroke Parcel 2 Owner LLC and Pembroke 145 Office LLC, a zoning text change to modify the design guidelines for the **Edison Pembroke Mixed Use District (MXD)**. The proposed zoning text change will modify the Conceptual Master Plan and Design Guidelines. Text modifications to the existing design guidelines, master plan and exhibits to accommodate new medical office and freestanding emergency department, for the property generally located north of Pembroke Road, west of SW 145 Avenue and east of I-75, containing approximately 25 acres more or less. (Joseph) (District 4)

(This will be heard as regular agenda item number 5.)

Chairman Rose stated the purpose of this Public Hearing is to consider, at the request of the Pembroke Parcel 2 Owner LLC and Pembroke 145 Office LLC, a zoning text change to modify the design guidelines for the Edison Pembroke Mixed Use District (MXD). The proposed zoning text change will modify the Conceptual Master Plan and Design Guidelines. Text modifications to the existing design guidelines, master plan and exhibits to accommodate new medical office and freestanding emergency department, for the property generally located north of Pembroke Road, west of SW 145 Avenue and east of I-75, containing approximately 25 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 text change

to the design guidelines.

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Dennis Mele, agent for owners Pembroke Parcel 2 Owner LLC and Pembroke 145 Office LLC., requests consideration to amend the existing Edison Mixed Use Development (MXD) guidelines, via zoning text change application, to accommodate an updated master plan for the site. Amendments include, but are not limited to, the introduction of new uses on site, the reconfiguration of buildings and infrastructure on the conceptual master plan, and the update of development regulations to conform to the conceptual master plan update.

The City Commission approved the original Pembroke Pointe PCD map rezoning and design guidelines on June 6, 2007, via Ordinance 1584. The applicant and landowner at that time (Duke Realty) contemplated the development of four identical class A office buildings on +- 35 acres of property. Only one of the contemplated Duke buildings was ever built.

In 2017, a +- 25 acre portion of the PCD was sold to the TPA group who applied for a modification to the Pembroke Pointe PCD guidelines to accommodate a new office design (AKA: Edison office) in lieu of the three buildings which were not built by Duke Realty.. The City Commission approved the PCD update (Ordinance 1893) and Edison office site plan (SP 2017-19) on February 7, 2018. To date, one of the two contemplated three-story office buildings and an accessory amenity building from that site plan has been built.

The City Commission on March 2, 2021 approved the Edison Residential Land Use Plan Amendment (PH 2021-02 - Ordinance 1985) which revised the underlying land use for the southern 7.6 acres of the TPA group property from Office to Irregular Residential 46.1 for the purposes of developing up to 350 multi-family units. A site plan application for the 350 multi-family units (SP 2021-15) was approved by the City Commission on September 21, 2022.

The City Commission at its June 15, 2022, meeting approved two related zoning changes pertaining to this property:

- ZC 2021-01 – A related zoning text change to create MXD design guidelines +- 25 acres of subject +- 35-acre property to accommodate the Edison residential, hotel, office, and bank buildings.
- ZC 2022-03 – A zoning map change from Planned Commercial Development (PCD) to Mixed Use Development (MXD).

The applicant recently submitted two development applications for this site which are currently under staff review.

- SP 2023-0004 – A site plan to add a medical office / freestanding emergency department to the site for Baptist Health.
- SP 2023-0009 – A site plan amendment to the approved Edison Residential plan (SP 2021-15) for building and site changes to accommodate the adjacent Baptist Health plan.

Both development applications above require passage of this text amendment.

**SURROUNDING PROPERTIES:**

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

- North – PCD (Planned Commercial District) Pembroke Pointe / Office Park
- East – Southwest 145 Avenue / Residential Multi-family (R-MF) / Low 5 Residential
- South – B-2 (Community Business) / Commercial
- West – I-75

**DETAILED REQUEST:**

The applicant provides updated design guidelines to the Edison Mixed Use Development (MXD) guidelines to accommodate an updated master plan for the property. The following list of specific changes to the guidelines are being requested for consideration:

- Title page – References a new revision date to the document because of this application. Final revision date to be determined upon passage of the document by the City Commission.
- Table of contents pages and titles modified to reflect changes to the document.
- Page 1– Introduction and Intent were modified to provide an updated legislative history of the MXD. MXD master plan has been revised to include general office, medical office, hotel, and residential within this mixed-use development. It was also clarified that medical office use includes, but is not limited to, medical and healthcare related facilities, including a freestanding emergency department, and/or a combination, fixed location or mobile diagnostic imaging services utilizing CT, MRI, PET, PET/CT or similar high end imaging equipment, ambulatory surgical center, and medical/administrative offices, including related amenities and other medical and accessory uses, permitting operation on a 24 hour/7 day per week basis with no overnight stays.
- Page 2 – Development plan has been updated to reflect the new uses established on page 1. Parking requirements for the residential building and medical office use will be satisfied on the parcel in which they are located.
- Page 3 – Phasing plan is updated to reflect the maximum development by area (square feet) on the property.
- Page 4 – Grammatical changes and clarifications to existing sentences.
- Page 5 – Clarifies that the residential property will be built with a parking garage structure. Medical office will be surface parked. EV charging spaces were updated to indicate that a minimum of 12 parking spaces will contain EV hardware. Loading requirements were revised to add 1 loading area to the south side of the proposed medical building.
- Page 6 – Clarifies that landscape design will be reviewed at time of site plan review. Acknowledges that monument signs for the MXD were previously approved and installed utilizing previously approved landscape standards (One layer of landscaping around base of sign).
- Page 7 - Complementary uses were updated to reflect proposed development plan.
- Page 9 – Residential lot size revised to 7.6 acres. Maximum building

coverage for residential parcel reduced from 36% to 30%. Open space for non-residential increased from 10% to 20%. Non-residential signs shall be approved under a separate Master Sign Plan.

- Page 10 – Added Medical Office Parking requirement of 4.5 per 1,000 square feet was added. Medical specialized parking (Including a free-standing emergency department and ambulatory surgical center shall be considered a Medical, Specialized use) parking requirement is 3.5 spaces per 1,000 square feet.

- Page 11 – Overall Design Standards - Minimum open space and impervious requirements were removed.

- Page 13 – An application for an amendment to either the MXD design guidelines or an approved site plan for any parcel within the MXD shall only be required to be authorized, in writing, by the record owner (or contract purchaser or agent) of the specific parcel of land that is the subject of the amendment in accordance with Section 155.306(B)1.(a) and (b) of the Code of Ordinance of the City of Pembroke Pines, Florida. However, the applicant shall be required to notify the record owners of such unaffected lands of the proposed MXD design guidelines or site plan amendment in accordance with Section 155.302 (C)1.(a) of the Code of Ordinances of the City of Pembroke Pines, Florida.

Grammatical corrections were also generally made throughout the document. In addition, exhibit pages have been revised to reflect the proposed conceptual plan upon completion.

Staff reviewed the proposed MXD amendment and found that the residential and non-residential uses as proposed within the conceptual plan are consistent with the underlying office park and residential land use designations.

**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. No one wished to speak.

The following member of the public spoke:

Dennis Mele, attorney representing the petitioner

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

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

**NAY:** None

**Motion Passed**

Chairman Rose stated this will be heard as regular agenda item number 5.

- 5. [24-0057](#) **ZC2023-0001**, the purpose of this item is to transmit a recommendation to the City Commission, at the request of the Pembroke Parcel 2 Owner



LLC and Pembroke 145 Office LLC, a zoning text change to modify the design guidelines for the **Edison Pembroke Mixed Use District (MXD)**. The proposed zoning text change will modify the Conceptual Master Plan and Design Guidelines. Text modifications to the existing design guidelines, master plan and exhibits to accommodate new medical office and freestanding emergency department, for the property generally located north of Pembroke Road, west of SW 145 Avenue and east of I-75, containing approximately 25 acres more or less. (Joseph) (District 4)

Chairman Rose stated the purpose of this item is to transmit a recommendation to the City Commission, at the request of the Pembroke Parcel 2 Owner LLC and Pembroke 145 Office LLC, a zoning text change to modify the design guidelines for the Edison Pembroke Mixed Use District (MXD). The proposed zoning text change will modify the Conceptual Master Plan and Design Guidelines. Text modifications to the existing design guidelines, master plan and exhibits to accommodate new medical office and freestanding emergency department, for the property generally located north of Pembroke Road, west of SW 145 Avenue and east of I-75, containing approximately 25 acres more or less.

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 member of the Planning and Zoning Board spoke:

Vice Chairman Lippman

The following members of the public spoke:

Kay Goldman, representing the petitioner  
Dawn White, representing the petitioner

On a motion by Member Labate, seconded by Member Golditch, to transmit the proposed Edison Pembroke Mixed Use District (MXD) (ZC2023-0001) zoning text change, as recommended by staff, to the City Commission with a favorable recommendation, the following vote was recorded:

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

NAY: None

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.)

- 6. [24-0058](#) **ZV2023-0005, McDonald’s**, 6700 Pembroke Road, variance request. (Cole) (District 1)

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

The following summary was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND:**

Daryl Johnson, agent for McDonald's, is requesting a variance for additional menu board signage at the proposed McDonald's located at 6700 Pembroke Road.

The site is currently occupied by the vacant Entenmann's Bakery building. The applicant is proposing to demolish the Entenmann's Bakery building and construct a McDonald's take out only restaurant. The site plan for the proposed McDonald's shall be heard at a later date.

A zoning change (ZC2022-01) was approved for the site in 2022 changing the zoning from B-2 to B-3 with restrictive covenants for a potential car wash, which is no longer being proposed. The restrictive covenants are still pending final recordation; however, this does not impact the regulations for which the variance is being applied for.

**VARIANCE REQUEST DETAILS:**

The proposed McDonald's shall have two drive-thru lanes. The applicant is requesting to have two menu boards per drive-thru lane instead of one allowed by code.

The applicant has provided the attached justification statement to support their request. Menu board signage is regulated by Land Development Code section 155.699 Permanent Signs. For reference, staff has attached Table 155.699: Permanent Signs from Article 6 of the Land Development Code.

**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.

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, Member Labate

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 a motion by Member Labate, seconded by Alternate Member Taylor, to grant, as determined by variance criteria "C", ZV2023-0005 (McDonald's) to allow two menu boards for each drive thru lane instead of the allowed maximum of one sign per drive thru lane, the following vote was recorded:

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

NAY: None

Motion Passed

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

Vice Chairman Lippman spoke in reference to the widening of Sheridan Street.

Joseph Yaciuk, Assistant Planning and Economic Development Director, spoke in reference to the widening of Sheridan Street.

Chairman Rose also spoke in reference to the widening of Sheridan Street.

Vice Chairman Lippman spoke in reference to early voting and public noticing for voting.

Chairman Rose also spoke in reference to early voting and public noticing for

voting.

**ADJOURNMENT:**

Chairman Rose adjourned the meeting at 7:11 p.m.

**ADJOURNED:**  
7:11 P.M.

Respectfully submitted:

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Sheryl McCoy  
Board Secretary