

PLANNING AND ZONING BOARD

CITY OF PEMBROKE PINES, FL

September 14, 2017

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, 2017, at the Pembroke Pines City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL. Present to-wit: Chairman Rose, Vice Chairman Jacob, Member Monroig, and Alternate Member Taylor. Absent: Members Girello, Gonzalez, and Alternate Member Lippman. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Joseph Yaciuk, Planning Administrator; Jacob Horowitz, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

SELECTION OF CHAIR AND VICE CHAIR:

Chairman Rose requested to defer the selection of Chair and Vice Chair to the October 12, 2017 meeting.

On a motion by Vice Chairman Jacob, seconded by Member Monroig, to defer the selection of Chair and Vice Chair to the October 12, 2017 meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Monroig

NAY: None

Motion Passed

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no submissions of lobbying disclosure forms.

APPROVAL OF MINUTES:

On a motion by Member Monroig, seconded by Vice Chairman Jacob, to approve, the minutes of the August 24, 2017 meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Monroig

NAY: None

Motion Passed

QUASI-JUDICIAL ITEMS:

1. **SP 2016-26, World Harvest Church of God**, 10777 Pembroke Road, site plan amendment.

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.

Phillip Aguirre, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Aguirre addressed the Planning and Zoning Board. He gave a brief PowerPoint presentation for the proposed site plan amendment.

The following staff report was entered into the record:

Phillip Aguirre, agent for World Harvest Church of God, is requesting site plan approval for the addition of a new building on the existing church site located at 10777 Pembroke Road.

World Harvest Church of God currently operates out of an existing fellowship hall and daycare at the north end of the church parcel. This building will remain on site. The applicant requests the addition of a new church building with porte-cochere on the vacant south side of the parcel, +-140 feet from the south property line. The new building will be 12,963 square feet in area with the following allocation of space:

- Proposed Church Building – 9,982 sf
- Porte-Cochere – 1,610 sf
- Covered Walkways - 1,371 sf

The proposed Mediterranean style building will be 39 feet tall (highest point measurement)

and will comprise of the following materials / colors which are compatible with the existing church building:

- Exterior Walls – Behr Desert Springs (PPU10-15)
- Exterior Stone – Russian Gold Stone Hardscape
- Tile – Spanish Tile: Entegra Roof Tile Antique
- Walls, Trim, Moldings, Columns, and Corbels – Behr Falling Snow (PPU18-07)
- Scored Architectural Panels – Behr Chameleon (PPU6-19)

Access to this building will remain through the existing church entrance at the southeast corner of the parcel. Additional parking, drive aisles, and sidewalks have been added adjacent to the proposed building. Upon completion of this project, 133 parking spaces will be provided on the entire site where 91 spaces are required for all uses. Parking will consist of the following:

- 40 grassed parking spaces*
- 93 paved spaces

* Grassed parking is permitted for freestanding church use per Section 155.249 of the code of Ordinances

The site will be illuminated by a series of bronze full cut off fixtures mounted atop 25 foot high concrete poles.

Drainage will addressed through the reconfiguration of an existing dry retention area to the south of the proposed building as well as the creation of a new dry retention area to the north. The northern retention area will be located between the building and the proposed grassed parking area. It is the applicant's intention to remove the northern retention area in favor of continuing the grass parking should drainage calculations show that the northern retention area is not necessary.

Landscape proposed on site will include the addition of 113 trees/palms 1000+ shrubs, and 1000+ groundcovers to the existing site. Primary tree/ palm species include Live Oak, Royal Palm, Bridalveil, and Dahoon Holly. Primary shrub and groundcover species include Silver Buttonwood, Cocoplum, Perennial peanut, and Juniper.

This application was deferred to the September 14, 2017 meeting in order to modify the site plan at the request of church leadership. Staff has reviewed the proposed plans and found them to be in compliance with 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:

Vice Chairman Jacob, Member Monroig, Alternate Member Taylor

The following member of the public spoke:

Phillip Aguirre, representing the petitioner

On the motion by Vice Chairman Jacob, seconded by Alternate Member Taylor, to approve, as recommended by staff, the World Harvest Church of God site plan amendment (SP 2016-26), the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob, Member Monroig
Alternate Member Taylor

NAY: None

Motion Passed

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

2. **MSC 2017-09, Chevron Rebrand** 12352 NW 8 Street, brand change and signage, miscellaneous request.

Jose Rodriguez, the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed miscellaneous request.

The following staff report was entered into the record:

J & N Gas Corporation is requesting miscellaneous plan approval for color and signage modifications as a result of the owner changing brands from Valero to Chevron at the gas station

site located at 12351 N.W. 18 Street.

The following color modifications are being proposed by the applicant:

- Paint the body of the C-store, car wash, and gas canopy columns white (Extra White SW 7006).
- Paint the gas canopy fascia white with azure blue accent stripe on north and south elevation.
- Paint the gas canopy fascia azure blue on east and west elevation.
- Paint the roof on C-store and car wash blue (Blueblood SW 6966).

The following attached canopy signs are proposed for the site:

Sign	Location	Color	Illuminated	Area
C-store Sign	West Elevation	Multi-colored sign	Yes	12 Square Feet
Chevron Sign	West Canopy	Chevron White	Yes	20 square feet
		TOTAL		32 square feet

The applicant will add chevron eyebrow wall wash lighting to the existing canopy.

The applicant also proposes to remove the existing monument sign at the southwest corner of the site and replace with a new monument sign at the northwest corner. The new sign will display the following information:

- Chevron logo in red and blue on white background.
- The text, “with Techron” and “Bakery” on lower panels in white on a blue background.
- Gas grades in white letters on a green and blue background.
- Gas prices in LED letters.

The base of the proposed monument will be landscaped with Liriope hedge.

A 16' x 20' awning to the east of the automatic car wash is included with this application.

The awning currently exists on site.

No other changes to the parking or traffic circulation are proposed at this time. Staff has reviewed the proposed changes and finds 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 member of the Planning and Zoning Board spoke:

Vice Chairman Jacob

The following member of the public spoke:

Jose Rodriguez, the petitioner

On the motion by Vice Chairman Jacob, seconded by Member Monroig, to approve, as recommended by staff, the Chevron Rebrand (MSC 2017-09) miscellaneous request, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob, Member Monroig
Alternate Member Taylor

NAY: None

Motion Passed

OLD BUSINESS ITEMS AT THE REQUEST OF THE BOARD:

Chairman Rose stated that Members Girello, Gonzalez, and Alternate Member Lippman have requested an **excused absence** from this evenings meeting.

On a motion by Member Monroig, seconded by Alternate Member Taylor, to excuse Members Girello, Gonzalez, and Alternate Member Lippman from this evenings meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob, Monroig
Alternate Member Taylor

NAY: None

Motion Passed

Vice Chairman Jacob spoke in reference to the distribution of agenda materials.

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

distribution of agenda materials:

Chairman Rose, Vice Chairman Jacob

The following member of staff spoke in reference to the distribution of agenda materials:

Michael Stamm, Jr., Planning and Economic Development Director

Member Monroig acknowledged and thanked all the people who have been helping with the aftermath of hurricane Irma.

ITEMS AT THE REQUEST OF STAFF:

Michael Stamm, Jr., Planning and Economic Development Director, noted that he is expecting the cancellation of the September 28, 2017 meeting. Once confirmed a notice of meeting cancellation will be given.

ADJOURN:

Chairman Rose adjourned the meeting at 6:50 p.m.

ADJOURNED:
6:50 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary

PLANNING AND ZONING BOARD

ACTION SUMMARY

September 14, 2017

CASE NO.	DESCRIPTION	Action
SP 2016-26	World Harvest Church of God , 10777 Pembroke Road, site plan amendment. (Joseph)	Approved as recommended by staff.
MSC 2017-09	Chevron Rebrand 12352 NW 8 Street, brand change and signage, miscellaneous request. (Joseph)	Approved as recommended by staff.