

PLANNING AND ZONING BOARD

CITY OF PEMBROKE PINES, FL

February 8, 2018

The Regular Meeting of the Planning and Zoning Board of the City of Pembroke Pines was called to order by Vice Chairman Jacob, at 6:30 p.m., Thursday, February 8, 2018, at the Charles F. Dodge Pembroke Pines City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL. Present to-wit: Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez, and Alternate Members Lippman and Taylor. Absent: Chairman Rose. Also present: Joseph Yaciuk, Planning Administrator; Dean Piper, Zoning Administrator; Jacob Horowitz, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

Vice Chairman Jacob stated for the record that Alternate Member Lippman will be a voting for tonight's meeting.

**SUBMISSION OF LOBBYING DISCLOSURE FORMS:**

No lobbying disclosure forms were submitted.

**APPROVAL OF MINUTES:**

On a motion by Member Girello, seconded by Member Gonzalez, to approve, the minutes of the January 11, 2018 meeting, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez  
Alternate Member Lippman

NAY: None

Motion Passed

**NEW BUSINESS:**

**NON-QUASI-JUDICIAL ITEMS:**

1. **SN 2018-01, Target Center Outbuilding Monument Sign**, generally located at the northwest corner of Pines Boulevard and Hiatus Road, sign application.

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

The following staff report was entered into the record:

Dwayne Dickerson, agent, is requesting approval for the installation of a monument sign for the Target Center generally located at the northwest corner of Pines Boulevard and Hiatus Road.

The applicant proposes the installation of the shopping center monument sign to the south of the recently constructed center outbuilding along Pines Boulevard. The proposed internally illuminated monument sign will be 7'-6" in height and display the name of the shopping center in pin mounted letters near the top of the sign. Two tenants will also be displayed on black pan formed panels. Tenant sign panel background will be opaque, allowing only copy to be illuminated. Total tenant sign area is 23 square feet. The sign monument will be painted tan (Softer Tan SW 6141). The proposed monument sign will be required to conform to the Target Center Uniform Sign Plan requirements.

The Planning and Zoning Board at its August 24, 2017 meeting voted to approve the following sign variances with conditions:

Application	Code Section	Required/Allowed	Request
ZV 2017-16	155.324(C)1(l)(1)(5)(a)(b)	Two (2) ground box signs (monument signs)	Three (3) ground box signs (monument signs)
ZV 2016-17	155.324(C)1(l)(1)(7)	All additional ground box signs shall be separated by a minimum of 500 feet.	Allow the additional ground box (monument sign) to be separated by 197'

Conditions of sign variance approval included the following:

- Sign height could not exceed 7'-6" in height
- Sign copy could not exceed 24 square feet

Staff reviewed the sign plan proposal and finds it to be consistent with the granted variances as well as the Code of Ordinances.

Staff Recommendation: Approval, subject to the applicant planting shrubs at the base of the sign to the satisfaction of the landscape planner at time of installation.

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

Member Boisvert inquired if the petitioner accepts staff recommendations.

Dwayne Dickerson, attorney representing the petitioner, answered in the affirmative.

The following members of the Planning and Zoning Board spoke:

Vice Chairman Jacob, Members Boisvert Gonzalez

The following member of staff spoke:

Joseph Yaciuk, Planning Administrator

The following member of the public spoke:

Dwayne Dickerson, attorney representing the petitioner

Mr. Dickerson clarified for the record the Target Center is not the name of the center and will not appear on the sign.

On a motion by Member Girello, seconded by Alternate Member Lippman, to approve, as recommended by staff, the Target Center Outbuilding Monument Sign (SN 2018-01) sign application, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez  
Alternate Member Lippman

NAY: None

Motion Passed

2. **MSC 2017-01, Muttageen Mosque**, 1010 SW 196 Avenue, Phase I (addition of a canopied patio with perimeter knee wall and gate) and Phase II (covered canopy extension of Phase I), miscellaneous application.

Rahjmuddin Rahsmi, representing 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:

Jamaat UI Muttageen has submitted a miscellaneous application for the additions to the Muttageen Mosque, located at 1000 SW 196<sup>th</sup> Avenue.

The applicant requests the following additions as part of this application:

## Phase 1

1. The addition of a patio with covered canopy 13'-2" (highest point) covered patio to be placed in a grassed area between the existing church sanctuary and multipurpose building. The proposed covered patio roof structure will be constructed in two phases.

- Phase 1 will be a patio addition with a 1,984 square foot covered area as shown on the plan.

The covered roof structure will be painted the following colors:

- Roof Supports –Cobble Brown (SW 198-C6)
- Main Body – Double Latte (SW 204-C4)
- Roof - Derbyshire (SW 152-C7)

The proposed patio roof will contain solar panels which will power the underlying canopy lights. The applicant proposes to add synthetic turf over the proposed patio area.

2. The addition of a knee wall with fence and columns (maximum 6 feet high) along the east property line. The wall will include metal swing gates at the entry into the mosque.

The knee wall, fence and gates will be painted the following colors:

- Knee Wall / Columns – Original White (SW 274-C6)
- Aluminum Picket – Smart White (SW 274-C5)

The proposed swing gates will be open during specific hours as indicated on the plan.

Emergency vehicle access has been approved by the Fire Department. A Coco plum hedge will be planted parallel to the proposed knee wall to provide additional screening.

3. Modification of handicapped parking with accessible route at the north and west of the existing multipurpose building to meet ADA requirements.

## Phase 2

- A 1,464 covered canopy extension of phase 1\*.

*\* The existing plat note on the property restricts ultimate development of the church to allow only the phase 1 canopy addition. It is the intent of the mosque to apply for a plat note amendment which would allow phase 2 to be built. City Commission approval and recordation of the revised plat note would be required prior to issuance of the canopy addition on phase 2.*

This plan has been reviewed by staff and was found to meet all code requirements therefore staff recommends approval.

Staff Recommendation: Approval, subject to recordation of amended plat note, consistent with ultimate development, prior to issuance of a building permit for phase 2 of the project.

Vice Chairman Jacob 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:

Members Boisvert, Gonzalez

The following member of staff spoke:

Joseph Yaciuk, Planning Administrator

The following members of the public spoke:

Rahjmuddin Rahsmi, representing the petitioner  
Ezeem Eoonous, representing the petitioner

On a motion by Member Gonzalez, seconded by Member Boisvert, to approve, as recommended by staff, the Muttageen Mosque (MSC 2017-01) miscellaneous request, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez  
Alternate Member Lippman

NAY: None

Motion Passed

3. **MSC 2018-01, Char Hut Plaza**, generally located north of Taft Street east of NW 122 Terrace, façade upgrades, Uniform Sign Plan, and a new Monument Sign, miscellaneous application.

Philip Aguirre, representing 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:

Philip Aguirre, agent, has submitted a miscellaneous plan application that include:

1. Architectural modifications and color changes to the existing building, including seven new decorative gable end dormers: five on the south elevation and two on the west elevation of the existing Center's Building. The proposed colors are:
  - Front/Main columns/Dumpster Enclosure -Tatami (SW 6116)
  - Secondary columns/Rear/Sides Marquis/Dumpster Enclosure Gates - Tan (SW 6115)
  - Trim Moldings/Fascia and Louvers Pure White (SW 7005)
  - Store Front – White Powder Coating
  - Metal Roof – Bagel (SW 7005)
2. Shopping Center Sign updated to include:
  - Uniform Sign Plan update from the outdated cabinet/box sign to new individual channel letter fascia mounted.
  - Removal of the existing monument sign to be replaced with a new code compliant monument sign on the south west corner of the Shopping Center in the property matching the proposed colors for the building.

The application has been reviewed by staff and found to meet code requirements. Staff therefore recommends approval of the application.

Vice Chairman Jacob 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, Members Boisvert, Girello, Gonzalez  
Alternate Member Lippman

The following member of staff spoke:

Joseph Yaciuk, Planning Administrator

The following member of the public spoke:

Philip Aguirre, representing the petitioner

On a motion by Alternate Member Lippman, seconded by Member Gonzalez, to approve, as recommended by staff, the Char Hut Plaza (MSC 2018-01) miscellaneous request, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez  
Alternate Member Lippman

NAY: None

Motion Passed

**ADDENDUM ITEM NO. 1:**

**MSC 2018-03, Everglades Community Church @ Chapel Trail Trade Center**, 20841, 20851, 20861 & 20871 Johnson Street, non-concurrent parking agreement, miscellaneous request.

Mason Dorsey, representing 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:

Mason Dorsey, agent, has submitted for approval a non-concurrent parking agreement (Section 155.253) for Chapel Trail generally located north of Johnson Street, between NW 208 and NW 209 Avenues. It is the intent of the Everglades Community Church to utilize the following units within the center for church use during the following hours:

Building A: Unit 101

Church Sq. Ft	Days Usage	Hours of Operation
3,125 sf	M-F; Saturday-Sunday	9 am - 5 pm (Office), 5 pm - 9 pm (Church); 9 am - 9 pm (Church)

Building C: Units 103 and 104

Church Sq. Ft.	Days Usage	Hours of Operation
2,991 sf	M - F; Sunday	9 am - 5 pm (Office) 5 pm - 9 pm (Church)
2,991 sf	M - F; Sunday	9 am - 5 pm (Office) 5 pm - 9 pm (Church)

The Chapel Trail Trade Center contains 638 parking spaces. The center parking demand would exceed the required parking spaces with the introduction of the church use (based on existing tenant use). The applicant has provided an hourly required parking count for this property based on the proposed business profile. Staff notes that the parking demand at the Chapel Trail Trade Center does not, at any hour, exceed 615 spaces which is below the amount of spaces provided on the property. Staff has reviewed the calculations and found them to be consistent with the current parking requirements at the center.

The proposed non-concurrent parking agreement will amend the existing agreement (MSC 2007-100 - Filipino American Christian Church and Iglesia Nueva Imagen Church non-concurrent parking church additions to the center) which was approved by the Planning and Zoning Board on December 13, 2007. The City Planning and Zoning Board at its January 11, 2018 meeting voted to approve a variance (ZV 2017-19) to allow 710 parking spaces for required parking, instead of the provided 638 parking spaces. This variance ultimately allows the Association to reserve specific parking for their unit owners.

Staff Recommendation: Approval of this application based on the uses described in the attached chart. If the intensity of uses or days of operation change and such change results in an increase of parking required per day, then the applicant will need to amend this agreement.

Vice Chairman Jacob 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 Gonzalez

The following member of staff spoke:

Dean Piper, Zoning Administrator



The following member of the public spoke:

Mason Dorsey, representing the petitioner

On a motion by Member Boisvert, seconded by Member Gonzalez, to approve, as recommended by staff, the Everglades Community Church @ Chapel Trail Trade Center (MSC 2018-03) miscellaneous request, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez  
Alternate Member Lippman

NAY: None

Motion Passed

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

**Member Girello** questioned the status of the **buildout of the Publix on Hiatus Road and Taft Street.**

Dean Piper, Zoning Administrator, gave a brief update on the status of buildout of the Publix on Hiatus Road and Taft Street.

**Member Girello** questioned if staff has found out what is happening in the **Pembroke Lakes Square** parking lot.

Joseph Yaciuk, Planning Administrator, gave a brief update on the status of the work being done at the Pembroke Lakes Square parking lot.

**Member Girello** spoke in reference to the traffic changes at 145<sup>th</sup> Avenue and Pines Boulevard.

The following members of the Planning and Zoning board spoke in reference to the traffic changes at 145<sup>th</sup> Avenue and Pines Boulevard.

Vice Chairman Jacob, Member Girello, Gonzalez

Joseph Yaciuk, Planning Administrator, spoke in reference to the traffic changes at 145<sup>th</sup> Avenue and Pines Boulevard.

**Member Gonzalez** spoke in reference to the **5 way intersection at Westfork Plaza**.

The following members of the Planning and Zoning board spoke in reference to the 5 way intersection at Westfork Plaza:

Vice Chairman Jacob, Member Gonzalez

**Member Gonzalez** spoke in reference to the development status of the **USPS** site.

The following members of staff spoke in reference to the development status of the USPS site:

Dean Piper, Zoning Administrator  
Joseph Yaciuk, Planning Administrator

On a motion by Member Girello, seconded by Member Boisvert, to **excuse Chairman**

**Rose from this evenings meeting**, the following vote was recorded:

AYE: Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez  
Alternate Member Lippman

NAY: None

Motion Passed

**ITEMS AT THE REQUEST OF STAFF:**

Joseph Yaciuk, Planning Administrator, requested to combine the February 22, 2018 meeting with the March 8, 2018 meeting.

It was the consensus of the Planning and Zoning Board members to combine the February 22, 2018 meeting with the March 8, 2018 meeting.

**ADJOURN:**

Vice Chairman Jacob adjourned the meeting at 7:15 p.m.

**ADJOURNED:**  
7:15 P.M.

Respectfully submitted:

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Sheryl McCoy  
Board Secretary