

PLANNING AND ZONING BOARD

CITY OF PEMBROKE PINES, FL

March 8, 2018

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, March 8, 2018, at the Charles F. Dodge Pembroke Pines City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL. Present to-wit: Chairman Rose, Vice Chairman Jacob, Members Boisvert, Gonzalez. Absent: Member Girello, Alternate Member Lippman and Taylor. Also present: Joseph Yaciuk, Planning Administrator; 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.

**APPROVAL OF MINUTES:**

On a motion by Vice Chairman Jacob, seconded by Member Gonzalez, to approve, the minutes of the February 8, 2018 meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob  
Members Boisvert, Gonzalez

NAY: None

Motion Passed

**NEW BUSINESS:**  
**CONSENT AGENDA:**

1. Shops at Pembroke Gardens, generally located south of Pines Boulevard and west of Southwest 145 Avenue, miscellaneous façade and/or signage approval for:
  - A) MSC 2018-02, Linda Shoetique

The following staff report was entered into the record:

Celinda Harris, agent, has submitted a miscellaneous plan application requesting façade and sign modifications at the Shops at Pembroke Gardens site, generally located south of Pines

Boulevard and west of Southwest 145 Avenue.

The new Linda Shoetique will be located at building 4000 of the lifestyle center in the Shops at Pembroke Gardens. The applicant proposes approved colors by the landlord scheme:

- Main Color: Lite Gray – 522
- Trim Color: Coffee Milk - 399
- Storefront: Natural White – 103
- Ceramic Base: Tile – Black
- Front and rear awnings: Sumbrella – Black

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

- Wall Sign: Black illuminated reverse channel letters, 31.86 SF
- Awning Signs: Heat transferred white logos, 5.84 SF
- Blade Sign: None

The tenant will be bordered by two neutral pier elements (MSC 2007-07) as approved by the Planning and Zoning Board at its February 8, 2007 meeting. Planning Staff has reviewed the proposed changes by the applicant and found them to be in compliance with the approved PCD guidelines.

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 a motion by Member Boisvert, seconded by Vice Chairman Jacob, to approve, as recommended by staff, consent agenda item number 1A (MSC 2018-02, Linda Shoetique), the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob  
Members Boisvert, Gonzalez

NAY: None

Motion Passed

**NEW BUSINESS:**  
**QUASI-JUDICIAL ITEMS:**

2. **SP 2016-22, Marathon Carwash Addition**, 16050 Pines Boulevard, 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.

Carlos Salazar, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Salazar 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:

Grace Columbo, agent for owner Mariot Gas, is requesting site plan amendment approval for the addition of a carwash structure and associated site modifications to the Marathon gas station located at 16050 Pines Boulevard.

The applicant is proposing to construct a covered, automated open air carwash to the south of the existing C-store. The proposed car wash will be 17'-6" in height (highest point) and will be painted the following colors to match the building:

- Exterior Color / Columns – Sail White
- Trim – Ocean Blue
- Southern Guard Rail – Pirate Black

Patrons will enter the carwash through the east side of the structure and exit to the west. The applicant provides a dedicated stacking lane for waiting carwash customers. Access to the property will remain through existing openings off of Pines Boulevard as well as the existing shared entry drive with Pines Auto Plaza off Dykes Road.

The applicant is also providing a detail area for the car wash to the west of the C-store. City code requires two parking spaces are required per work station for storage, stacking, pick-up, or drop-off. The applicant proposes two workstations to be covered by a 20' x 20' black

canopy. The applicant provides 20 parking spaces on site where 20 parking spaces are required based on all proposed uses.

Associated landscape will be added to the drive-thru and southern buffer as a result of this application. Proposed trees include Juniper and Solitaire palms, Wax Myrtle and Schillings Holly.

In addition to the carwash addition, the applicant proposes to relocate an existing propane storage and ice cooler to a grassed area the west side of gas station lot. Propane storage tanks will be required to be protected per Fire Code at time of building permit.

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

Member Gonzalez

The following member of staff spoke:

Joseph Yaciuk, Planning Administrator

The following members of the public spoke:

Grace Columbo, representing the petitioner  
Carlos Salazar, representing the petitioner

On the motion by Member Gonzalez, seconded by Member Boisvert, to approve, as recommended by staff, the Marathon Carwash Addition site plan amendment (SP 2016-22), the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob  
Members Boisvert, Gonzalez

NAY: None

Motion Passed

3. **SP 2018-03, Pembroke Pines City Center P-9 (Chuy's)**, generally located south of Pines Boulevard, west of Palm Avenue, 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.

Traci Golownia, architect representing the petitioner, waived her right to a quasi-judicial proceeding.

Ms. Golownia addressed the Planning and Zoning Board. She gave a brief PowerPoint presentation for the proposed site plan amendment.

The following staff report was entered into the record:

Don Daniels, agent for restaurant owner, is requesting approval for the addition of a perimeter building to the City Center site plan generally located south of Pines Boulevard and west of Palm Avenue.

## Site History

The City Commission at its November 12, 2015 meeting approved the City Center Mixed Use District (MXD) guidelines for this property. The City Commission later approved Phase I and II site plans which consisted of shopping center buildings with associated parking, traffic circulation, and landscape. Both phase I and II site plan also provided for several grassed areas, which were contemplated as future perimeter buildings once tenants were determined. These perimeter buildings are to be applied for through separate Board approval process at a later date. City Center Phase I shopping center is currently under construction.

The proposed site plan consists of the development of perimeter building (building 9) on City Center phase II site within City Center property which is more specifically located at the south of Pines Boulevard and west of Southwest 106 Avenue. The proposed single-tenant restaurant

outbuilding will be 26'-0" in height (highest point) and 7,950 square feet in area. The applicant proposes the following color and material selections:

- Exterior Colors – Rose Tan, Truly Taupe, Ibis White
- Building Base – Concrete Paver Tile Tierra y Fuego
- Canopy – Overt Green
- Exterior Stone Veneer – El Dorado Stone Dry Creek Stack Stone
- Parapet – Dynamic Blue Tile, Clear Anodized Aluminum
- Window Awnings – Sparkle Silver (SRSL 95572)
- Exterior doors, Overhead doors, Door Awnings - Truly Taupe

The building interior features a bar, three separate dining areas, as well as kitchen and back of house facilities. A mechanical room is located at the southeast corner of the building. The mechanical room will contain electrical panels. Electrical meters will be located on the outside of the building behind landscape screening.

The applicant proposes a 65.5 square foot attached building sign on each the north, east and west elevations of the restaurant. All three internally illuminated channel letter signs depict the Chuy's multicolored logo (yellow, red, blue) and the words, "fine" in yellow and, "TEX MEX" in red.

The applicant proposes 1,435 square feet of outdoor patio area for this restaurant on the north and east sides of the building. The outdoor patio area will consist of 16 tables as depicted within the site plan. The patio area will be enclosed by black metal rail fence.

The applicant proposes dumpsters with an enclosure at the southwest corner of the of the proposed perimeter building. The applicant also provides for a mechanical room at the southwest corner of the building for electrical equipment as part of the design. WASTEPRO reviewed the proposed dumpster locations and has no objections.

Access to this center will not change from the approved shopping center plan as a result of construction of this building. The shopping center was approved for 462 spaces of which 98 spaces are required based on approved buildings. Chuy's will assume an additional 42 spaces

from the center, leaving a surplus of 322 spaces available for future perimeter buildings and future major anchor tenant.

The proposed site plan will include the addition of landscape above and beyond the approved landscape for the shopping center. Primary species include the following:

- Trees - Spanish Stopper, Paradise Tree
- Shrubs - Clusia, Cocoplum, Lobster Claw Heliconia
- Palms - Royal Palm, Double Montgomery Palm

It is anticipated that both the main shopping center and this perimeter building will be under construction at the same time. The plan has been reviewed by staff and found to comply with the underlying MXD design guidelines. 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 Jacob, Member Gonzalez

The following members of staff spoke:

Joseph Yaciuk, Planning Administrator

The following members of the public spoke:

Traci Golownia, architect representing the petitioner  
Bill Pounds, representing the petitioner

Mr. Pounds voluntarily agreed to install certain exterior electrical equipment within the building for aesthetic purposes.

On a motion by Member Boisvert, seconded by Member Gonzalez, to approve as recommended by staff, the Pembroke Pines City Center P-9 (Chuy's) (SP 2018-03) site plan application; subject to only the meter can and one switch gear being allowed on the wall and they are to be painted the same color as the building, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob  
Members Boisvert, Gonzalez

NAY: None

Motion Passed

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

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

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

AYE: Chairman Rose, Vice Chairman Jacob  
Members Boisvert, Gonzalez

NAY: None

Motion Passed

Member Gonzalez stated that the soccer field located in Grand Palms has a geodesic dome and an additional tent on the site. She questioned if there were any approvals or permits for them.

Joseph Yaciuk, Planning Administrator, will find out from Building and follow through with Code Enforcement if needed.

**ITEMS AT THE REQUEST OF STAFF:**

Joseph Yaciuk, Planning Administrator, gave a brief update on the status of the 5<sup>th</sup> Street and 145<sup>th</sup> Street intersection.

**ADJOURN:**

Chairman Rose adjourned the meeting at 6:55 p.m.

**ADJOURNED:**  
6:55 P.M.



**DRAFT**

Respectfully submitted:

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Sheryl McCoy  
Board Secretary