

1. **ZC 2018-01**, The purpose of this Public Hearing is to consider, at the request of Sunshine Broward Prop Holding, LLC, a zoning change from B-3 (General Business) to C-1 (Commercial) with associated restrictive covenants for the **SAFStor Pembroke Pines** (ZC 2018-01) property generally located south of Pines Boulevard and west of SW 186 Avenue, containing approximately 7.171 acres more or less.

Chairman Rose stated the purpose of this Public Hearing is to consider, at the request of Sunshine Broward Prop Holding, LLC, a zoning change from B-3 (General Business) to C-1 (Commercial) with associated restrictive covenants for the SAFStor Pembroke Pines (ZC 2018-01) property generally located south of Pines Boulevard and west of SW 186 Avenue, containing approximately 7.171 acres more or less.

The following staff report was entered for the record:

Dwayne Dickerson, agent for property owner Sunshine Broward Prop Holding, LLC, is requesting approval of a zoning change application to rezone a +- 7.17 acre property from B-3 (General Business) portion of the property to C-1 (Commercial). The subject property is generally located south of Pines Boulevard and west of 186th Avenue.

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

- North - Pines Boulevard
- East - Commercial / C-1 (Commercial)
- South - Commercial / A-1 (Limited Agricultural), Low 2 Residential / RS-7 (Single Family District)
- West - Agricultural / B-3 (General Business), A-1 (Limited Agricultural)

The applicant proposes this zoning change with plans to construct a self-storage facility. Self-storage facilities require the C-1 zoning classification. As part of this rezoning, the applicant offers to restrict the property to the following uses only:

1. Self-storage use.
2. All uses allowed in the General Business (B-3) district.

Included within the backup is a microanalysis of self-storage facilities within a 5 mile radius provided by the applicant. The applicant reviewed the analysis and concludes confirms

investment confidence in additional self-storage use given the competition in the area.

Staff has reviewed the uses proposed on the subject site and finds them generally compatible with the adjacent commercial properties. The proposed zoning change application has been reviewed by the Zoning Administrator with no objections to the proposed change.

Staff Recommendation: Transmit to 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:

Dwayne Dickerson, attorney representing the petitioner

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

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

NAY: None

Motion Passed

Chairman Rose stated this will be heard as regular agenda item number 2.

2. **ZC 2018-01**, The purpose of this item is to transmit a recommendation to the City Commission, as recommended by staff, at the request of Sunshine Broward Prop Holding, LLC, a zoning change from B-3 (General Business) to C-1 (Commercial) with associated restrictive covenants for the **SAFStor Pembroke Pines** (ZC 2018-01) property generally located south of Pines Boulevard and west of SW 186 Avenue, containing approximately 7.171 acres more or less.

Chairman Rose stated the purpose of this item is to transmit a recommendation to the City Commission, as recommended by staff, at the request of Sunshine Broward Prop Holding, LLC, a zoning change from B-3 (General Business) to C-1 (Commercial) with associated restrictive covenants for the SAFStor Pembroke Pines (ZC 2018-01) property generally located south of Pines Boulevard and west of SW 186 Avenue, containing approximately 7.171 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.

Member Gonzalez requested that the developer relocate any deer that may be on the property.

Dwayne Dickerson, attorney representing the petitioner, stated the developer typically accommodates those types of concerns.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following member of the public spoke:

Dwayne Dickerson, attorney representing the petitioner

On a motion by Member Girello, seconded by Vice Chairman Jacob, to transmit, as recommended by staff, the SAFStor Pembroke Pines (ZC 2018-01), to the City Commission with a favorable recommendation, the following vote was recorded:

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

NAY: None

Motion Passed

**OLD BUSINESS:**

**QUASI-JUDICIAL ITEMS:**

- 3. **SP 2018-01, Flamingo Pines Shopping Center**, generally located south of Pines Boulevard and west of Flamingo Road, site plan amendment.

Chairman Rose advised that this is a continuance of 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