

APPROVAL OF MINUTES:

On a motion by Vice Chairman Jacob, seconded by Member Girello, to approve, the minutes of the August 9, 2018 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

1. **SUB 2018-01, SAFstor Land Co. Plat**, generally located south of Pines Boulevard and west of SW 186 Avenue, plat application.

Dwayne Dickerson, attorney representing the petitioner, addressed the Planning and Zoning Board. He gave a brief Power Point presentation of the proposed plat application.

The following staff report was entered into the record:

Dwayne Dickerson, agent for property owner, has submitted a plat application for the 9.143-acre SAFStor Land Co. Plat located south of Pines Boulevard and west of SW 186 Avenue. The plat proposal restricts this property to 151,812 square feet of Self Storage Use and 51,900 square feet of Commercial Use on Parcel A; and a conservation area on Parcel W.

The subject parcel is designated Commercial on Parcel A and Agricultural on Parcel W of the City and County land use plan map. The existing zoning and land use plan designations for the properties surrounding the subject parcel are as follows:

North	–	Pines Boulevard
East	–	Zoning: Commercial (C-1) / Limited Agricultural (A-1) Land Use: Commercial / Agricultural
South	–	Zoning: Single Family Residential (RS-7) Land Use: Low 2 Residential
West	–	Zoning: General Business (B-3) / Limited Agricultural (A-1) Land Use: Agricultural

Access to this property will be from either the church property to the west or the commercial property to the east which will be determined upon site plan.

The City Commission at its August 1, 2018 meeting approved the rezoning of Parcel A of this property from B-3 (General Business) to C-1 (Commercial) with restrictive covenants on first reading. Second reading of the rezoning ordinance (ZC 2018-01) is scheduled for September 4, 2018. The proposed plat restrictions are consistent with the C-1 (Commercial) zoning with restrictions contemplated under application ZC 2018-01.

A municipal dedication requirement for this property will also need to be accepted by City Commission as required under Section 154.36.

Staff Recommendation: Transmit this application to the City Commission with a favorable recommendation subject to the following:

1. Broward County comments
2. City Commission approval of the rezoning request (ZC 2018-01)
3. City Commission approval of the underlying municipal dedication agreement.

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, Members Girello, Gonzalez

The following member of staff spoke:

Dean Piper, Zoning Administrator

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 Land Co. Plat (SUB 2018-01) application, to the City Commission with a favorable recommendation, the following vote was recorded:

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

NAY: None

Motion Passed

2. **SN 2018-02, Avant at Pembroke Pines**, 11801 Pembroke Road, sign application.

Nadine Austrefield, representing the petitioner, addressed the Planning and Zoning Board. She gave a brief overview of the proposed sign application.

The following staff report was entered into the record:

Jenni Connolly, agent for the property owner is requesting a change of copy for the existing attached wall and monument entry signs for the Avant Resort (formerly: Arium, Resort at Pembroke Pines) apartments located at 11801 Pembroke Road.

The applicant is requesting to replace the signs on the attached walls and entry monuments with new branding and logo at 32 square feet. The signs will display the Avant Resort name, community information and address in bronze pin mounted letters on a gray background with gray and bronze frame as displayed in the attached plans.

The signs will be illuminated by existing ground lighting. The Planning and Zoning Board at its September 12, 2013 meeting heard a similar sign replacement for this property. No lighting upgrades are being proposed as the existing ground mounted fixtures produce 2,000 lumens or less in compliance with the current lighting code. Staff will require same lighting compliance for the property.

This application has been reviewed by staff and was found to meet all 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: