

PLANNING AND ZONING BOARD

CITY OF PEMBROKE PINES, FL

August 9, 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, August 9, 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 Girello, Gonzalez, and Alternate Member Taylor. Absent: Member Labate and Alternate Member Lippman. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Joseph Yaciuk, Planning Administrator; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

Chairman Rose stated that Alternate Member Taylor will be a voting member for this evenings meeting.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted.

APPROVAL OF MINUTES:

On a motion by Member Girello, seconded by Member Gonzalez, to approve, the minutes of the May 24, 2018 meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Alternate Member Taylor

NAY: None

Motion Passed

On a motion by Member Girello, seconded by Vice Chairman Jacob, to approve, the minutes of the June 21, 2018 meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob

Members Girello, Gonzalez, Alternate Member Taylor

NAY: None

Motion Passed

NEW BUSINESS:

PUBLIC HEARINGS AND REGULAR ITEMS:

1. **ZC 2017-04**, The purpose of this Public Hearing is to consider a zoning change, at the request of the City of Pembroke Pines, from A-1 (Limited Agricultural District) to MXD (Mixed Use Development District) for the **Pembroke Pines City Hall (AKA: Old City Hall parcel)** (ZC 2017-04) property located at the southwest corner of Pines Boulevard and west of Palm Avenue containing 15 acres more or less. The rezoning of this property includes an amendment to existing Pembroke Pines City Center (MXD) design guidelines, adding the Pembroke Pines City Hall property into the district and establishing development criteria for the parcel. The addition of the approximate 15 acre Pembroke Pines City Hall property will expand the Pembroke Pines City Hall (MXD) to 161.36 acres more or less.

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Dennis Mele, attorney representing the petitioner, gave a brief PowerPoint presentation of the proposed zoning change request.

The following staff report was entered for the record:

Greenspoon Marder, agent for contract purchaser Terra Group, is requesting approval of a zoning change application to modify the Mixed Use Development (MXD) zoning design

guidelines for the Pembroke Pines City Center property generally located west of Palm Avenue between Pines Boulevard and Washington Street.

The proposed general design guidelines changes include:

- Expansion of the MXD zoning property from approximately 146 to approximately 162 acres by adding the former City Hall parcel at the southwest corner of Pines Boulevard and Palm Avenue. Exhibit 2 has been revised to designate the former City Hall property as “Community Commercial”.
- Table 12 has been updated to allow for the following development within the Community Commercial District:
 - o 358,000 square feet commercial use
 - o 120,000 square feet office use
 - o 80,000 square feet self-storage use*

*Up to 15,000 square feet of commercial use may be used for Self-Storage

- Page 27 adds development criteria for Self-Storage and Service Station uses.
- Table 14 has been updated to allow for Parking standards for the following new use types.
 - o Retail / Commercial– 4.5 spaces per 1,000 square feet
 - o Service Station / convenience store – 3.5 per 1,000 square feet
 - o Hotel - 1 space per hotel room
 - o Self-Storage – 1 space per 10,000 square feet
- All exhibits have been updated to include the addition of the City Hall property into the MXD map with associated open space area.

The proposed zoning change application has been reviewed by staff and found to meet Code requirements. Staff therefore recommends the Planning and Zoning Board transmit this application to the City Commission with a favorable recommendation.

Staff Recommendation: Transmit this application to the 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:

Dennis Mele, 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, Alternate Member Taylor

NAY: None

Motion Passed

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

- 2 **ZC 2017-04**, The purpose of this item is to transmit a recommendation to the City Commission, as recommended by staff, a zoning change from A-1 (Limited Agricultural District) to MXD (Mixed Use Development District) for the **Pembroke Pines City Hall (AKA: Old City Hall parcel)** (ZC 2017-04) property located at the southwest corner of Pines Boulevard and west of Palm Avenue containing 15 acres more or less. The rezoning of this property includes an amendment to existing Pembroke Pines City Center (MXD) design guidelines, adding the Pembroke Pines City Hall property into the district and establishing development criteria for the parcel. The addition of the approximate 15 acre Pembroke Pines City Hall property will expand the Pembroke Pines City Hall (MXD) to 161.36 acres more or less.

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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

The following member of staff spoke:

Joseph Yaciuk, Planning Administrator

The following member of the public spoke:

Dennis Mele, attorney representing the petitioner

On a motion by Member Gonzalez, seconded by Vice Chairman Jacob, to transmit, as recommended by staff, the Pembroke Pines City Hall (AKA: Old City Hall parcel) (ZC 2017-04), to the City Commission with a favorable recommendation, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Gonzalez, Alternate Member Taylor

NAY: None

Motion Passed

3. **ZC 2018-02**, The purpose of this Public Hearing is to consider a zoning change, at the request of the Mont Development Corp, from B-3 (General Business District) to TH-12 (Townhouse District) for the **Stellar / Pines Townhomes** (ZC 2018-02) property generally located on the south side of Pines Boulevard west of SW 184th Avenue (just east of the entrance into Estancia), containing 5.0464 acres more or less.

Chairman Rose stated the purpose of this Public Hearing is to consider a zoning change, at the request of the Mont Development Corp, from B-3 (General Business District) to TH-12 (Townhouse District) for the Stellar / Pines Townhomes (ZC 2018-02) property generally located on the south side of Pines Boulevard west of SW 184th Avenue (just east of the entrance into Estancia), containing 5.0464 acres more or less.

Dennis Mele, attorney representing the petitioner, gave a brief PowerPoint presentation of the proposed zoning change request.