

PLANNING AND ZONING BOARD

CITY OF PEMBROKE PINES, FL

September 27, 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, September 27, 2018, at the Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL. Present to-wit: Chairman Rose, Vice Chairman Jacob, Members Gonzalez, Labate, and Alternate Member Taylor. Absent: Member Girello 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 noted for the record 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 at this time.

**APPROVAL OF MINUTES:**

On a motion by Vice Chairman Jacob, seconded by Member Labate, to approve, the minutes of the September 13, 2018 meeting, the following vote was recorded:

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

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:

The following staff reports were entered into the record:

**A) MSC 2018-14, The Cheese Course**

Juan Carvallo, agent, has submitted a miscellaneous plan application requesting façade and sign modifications for the Cheese Course tenant at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue.

The Cheese Course tenant will be located at building 13000 of the lifestyle center in the Shops at Pembroke Gardens. The applicant proposes:

- Removal of (2) decorative columns in the entrance
- Raise the parapet wall to 25'-0"
- New outdoor furniture for the existing outdoor dining area previously approved for the Corks tenant.

The following colors and materials for the storefront are proposed:

- Main Body: Artificial Ivy, Nature Green
- Accent/Columns/Trim: Pure White, SW 7005
- Fabric Awning: Black, Sunbrella #6008
- Sconce Wall Fixtures: Blok, Satin Nickel

The applicant proposes an illuminated reverse channel letter sign at 27.5 SF to read "The Cheese Course" in white. No other signs are proposed at this time.

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. Staff has reviewed the proposed changes by the applicant and found them to be in compliance with the approved PCD guidelines.

Staff Recommendation: Approval.

**B) MSC 2018-15, Venetian Nails**

Tony Nguyen, agent, has submitted a miscellaneous application request for façade and sign modifications for Venetian Nails, existing tenant at the Shops at Pembroke Gardens, generally located south of Pines Boulevard and west of Southwest 145 Avenue.

Venetian Nails is located in building 10,000 of the lifestyle center since the year 2007 and expanding into the adjacent space previously occupied by Zumiez. The applicant proposes the

following colors to provide façade uniformity:

- Main Body: Cultured Pearl, SW 6028
- Cornice: Temperate Taupe, SW 3067
- Architectural Features (on each side of the sign): gold
- Columns: ICI #659 (Prism White)
- Fabric Awning: Sunbrella, Burgundy #4631
- Storefront: Kawneer, Black Anodized
- Base Stone: Natural Slate Tile, Indian Creek

The applicant proposes a 62 square foot internally illuminated reverse channel letter attached building sign across the façade which will display the text, “Venetian Nails Spa” in black and gold colors as proposed.

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. Staff has reviewed the proposed colors, materials, and signage proposed 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 items. No one wished to speak.

On a motion by Member Labate, seconded by Alternate Member Taylor, to approve, as recommended by staff, consent agenda item numbers 1A (MSC 2018-14, The Cheese Course) and 1B (MSC 2018-15, Venetian Nails), the following vote was recorded:

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

NAY: None

Motion Passed

## **OLD BUSINESS:**

## **QUASI-JUDICIAL ITEMS:**

2. **SP 2016-24, Century Center**, generally located south of Pines Boulevard between SW 136th Avenue to SW 145th Avenue, site plan amendment.

Secretary's Note: At the request of the applicant this item will **not** be heard at this date and time. This item will be re-noticed and advertised for a date to be determined later.

Chairman Rose affirmed that this item will not be heard at this date and time.

Joseph Yaciuk, Planning Administrator, affirmed that this item will be re-noticed and advertised for a date to be determined later.

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

3. **SN 2018-06, Chili's Restaurant**, 13610 Pines Boulevard, sign application.

Pilar Garcia Vidal, 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:

Dan Ramirez, agent, is requesting approval for a new monument sign at the Chili's Outparcel located on the southwest corner of Pines Boulevard and 136 Avenue.

The monument sign will be 7'-5" tall, black routed aluminum panel and push thru letters reading "chili's" in white with a green apostrophe. As result of this application, signage on site will be as follows:

<b>LOCATION</b>	<b>NEW/EXISTING</b>	<b>SIGN AREA (S.F)</b>
<b>NORTH ELEVATION</b>	EXISTING-Remaining Unaltered	53
<b>EAST ELEVATION</b>	EXISTING-Remaining Unaltered	11
<b>MONUMENT SIGN</b>	PROPOSED	24
<b>TOTAL</b>		<b>88</b>

No other changes to the site are proposed at this time. Staff has reviewed the proposal and recommends approval

Staff Recommendation: Approval subject to the installation of required landscape around the base as required by the Landscape Code (Chapter 153).

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 members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director  
Joseph Yaciuk, Planning Administrator

The following member of the public spoke:

Pilar Garcia Vidal, representing the petitioner

On a motion by Member Gonzalez, seconded by Member Labate, to approve, as recommended by staff, the Chili's Restaurant (SN 2018-06) sign application, the following vote was recorded:

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

NAY: None

Motion Passed

4. **MSC 2018-07, Holiday Showplace Plaza**, generally located north of Taft Street, west of NW 91 Avenue, façade, parking lot, and lighting improvements, miscellaneous request.

Ray Burke, 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:

Ray Burke, agent, has submitted a miscellaneous plan application requesting façade, parking lot, and lighting improvements for the shopping center known as Holiday Showplace Plaza, generally located north of Taft Street, west of NW 91 Avenue.

The property was cited by Code Compliance on August 24, 2017 for "unsafe building or structure" as prescribed in Florida Building Code, Broward County Amendment section 116.2.1.2. The scope of work under this application is the first step towards getting the property in

compliance.

The applicant proposes the following improvements:

- New column supports for the existing terra cotta metal barrel tile roof;
- Enlargement of the existing dumpster enclosure to the west side of the property
- New wall, parking lot, and under canopy light fixtures.
- Re-coat, reseal and re-stripe of the parking lot, for a total of 124 parking spaces

The following colors and materials are proposed:

- Main Body: brick façade (existing)
- Columns: metal wall panel, Kynar Almond -SR.57- (new)
- Main Body: Harvester, SW 6373 (existing)
- Rear Doors and accent: Coral Bead, SW 6873 (existing)
- Dumpster Enclosure: stucco Harvester, SW 6373 (new)
- Dumpster Enclosure gates: Anodized Aluminum (new)

Signage on site will remain unaltered. They will be refurbished to like new condition as indicated in the plans.

Existing parking lot, wall and under canopy light fixtures are being upgraded to LED, satisfying foot candle and color temperatures (City Code Chapter 116).

The application has been reviewed by staff and found the plans 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 members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob, Members Gonzalez, Labate  
Alternate Member Taylor

The following member of staff spoke:

Joseph Yaciuk, Planning Administrator

The following member of the public spoke:

Ray Burke, representing the petitioner

On a motion by Alternate Member Taylor, seconded by Member Labate, to approve, as recommended by staff, the Holiday Showplace Plaza (MSC 2018-07) miscellaneous request, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob  
Members Gonzalez, Labate, Alternate Member Taylor  
NAY: None

Motion Passed

5. **MSC 2018-16, Hooter's Restaurant**, 7990 Pines Boulevard, exterior modifications, color changes and signage to the existing restaurant, miscellaneous request.

Michael Filmer, 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:

Michael Filmer, agent, is requesting approval for exterior modifications, color changes and signage to the existing Hooters outparcel at Big Lots Plaza, generally located on the southeast corner of Pines Boulevard and University Drive.

The applicant proposes the following exterior modifications to the building:

- Addition of a tower entry feature with crown molding on the north and west elevations, increasing the parapet to 20'-0" for the tower entry only
- New shielded LED lighting "wall wash" for the new tower features
- New entry columns with brick veneer on the north and west elevations
- Replacement of a portion of existing metal roofing on the north and south elevations

The following colors and materials are proposed with this application:

- Main Building Color: Sensational Sand, SW 6094
- Upper wall accent and trim: Toasty, SW 6095
- Fascia: Black Magic, SW 6991
- Entry tower cornice: Black Fox, SW 7020
- Replaced Mansard Roof: Champagne, Permatallics 3500
- Entry tower veneer: Jumbo Polar White Blend A 08-28, Belden Brick

Applicant proposes new illuminated backlit owl logos in orange, brown, and gray on the

north and west elevations of the building. The following signs will be provided as a result of this application:

<b>LOCATION</b>	<b>NEW/EXISTING</b>	<b>SIGN AREA (S.F)</b>
<b>NORTH ELEVATION</b>	Existing "HOOTERS" to remain unaltered	26.4
	Proposed	10.5
<b>WEST ELEVATION</b>	Existing "HOOTERS" to remain and re-positioned	26.4
	Proposed	6
<b>MONUMENT SIGN</b>	Existing "HOOTERS" to remain unaltered	30
<b>TOTAL</b>		<b>99.3</b>

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

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.

The following members of the Planning and Zoning Board spoke:

Vice Chairman Jacob, Member Gonzalez

The following member of staff spoke:

Joseph Yaciuk, Planning Administrator

The following member of the public spoke:

Michael Filmer, representing the petitioner

On a motion by Vice Chairman Jacob, seconded by Member Labate, to approve, as recommended by staff, the Hooter's Restaurant (MSC 2018-16) miscellaneous request, the following vote was recorded:

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

NAY: None

Motion Passed



6. **MSC 2018-20, City Center Building “A”**, generally located on the south side of Pines Boulevard, west of Palm Avenue, façade change to the eastern elevation, miscellaneous request.

Michael Stamm, Jr., Planning and Economic Development Director, addressed the Planning and Zoning Board. He noted the applicant has informed staff that due to an accident they are stuck in traffic.

The following staff report was entered into the record:

Terra City Center Investments LLC, is requesting approval for minor architectural modifications to Building “A” of the approved City Center phase I site plan, located at 10570 Pines Boulevard. Building “A” was originally approved as a 4,000 square foot multi-tenant building. The developer is requesting the proposed changes for a single tenant.

The applicant requests minor modifications to Building “A” east elevation, including:

- (1) Five feet canopy addition
- (1) Decorative column
- Entry door and storefront glass matching the existing
- Upper building façade will be painted Versatile Gray, SW 6072
- (2) Sconce Light Fixtures on decorative columns to match existing

The applicant also, proposes (2) blade signs and (2) wall signs on the building, both controlled by the approved City Center Master Sign Plan. Lastly, plans provide for new shrubbery to screen the Fire Department Connection (F.D.C.) to the North, as result of this application.

The City Commission at its November 12, 2015 meeting approved the City Center phase 1 site plan. Staff has reviewed the proposal and finds it to be consistent with 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.

On a motion by Vice Chairman Jacob, seconded by Member Gonzalez, to approve, as recommended by staff, the City Center Building “A” (MSC 2018-20) miscellaneous request, the following vote was recorded:

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

NAY: None

Motion Passed

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

Chairman Rose noted that Member Girello and Alternate Member Lippman have requested an excused absence from tonight's meeting.

On a motion by Member Labate, seconded by Alternate Member Taylor, to excuse Member Girello and Alternate Member Lippman, the following vote was recorded:

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

NAY: None

Motion Passed

Vice Chairman Jacob spoke in reference to the Flamingo Falls Shopping Center.

The following members of the Planning and Zoning Board spoke in reference to the Flamingo Falls Shopping Center:

Chairman Rose, Vice Chairman Jacob

The following member of staff spoke in reference to the Flamingo Falls Shopping Center:

Michael Stamm, Jr., Planning and Economic Development Director

**ITEMS AT THE REQUEST OF STAFF:**

Michael Stamm, Jr., Planning and Economic Development Director, spoke in reference to Planning and Zoning Board meetings and the upcoming Mobility Workshop meeting.

On a motion by Vice Chairman Jacob, seconded by Member Gonzalez, combine the October 11, 2018 meeting and the October 25, 2018 meeting into one meeting on October 25, 2018, the following vote was recorded:

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

NAY: None

Motion Passed

Michael Stamm, Jr., Planning and Economic Development Director, reaffirmed the following meeting dates for October through December:

Regular Meeting: October 25, 2018  
Mobility Workshop Meeting: November 8, 2018  
Regular Meeting: November 15, 2018  
Regular Meeting: December 13, 2018

**ADJOURN:**

Chairman Rose adjourned the meeting at 6:56 p.m.

**ADJOURNED:**  
6:56 P.M.

Respectfully submitted:

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Sheryl McCoy  
Board Secretary