

# **City of Pembroke Pines, FL**

*City of Pembroke Pines  
Planning and Zoning Board  
601 City Center Way  
Pembroke Pines, FL 33025*



## **Meeting Minutes - Draft**

**Thursday, November 15, 2018**

**6:30 PM**

**Commission Chambers**

**Planning and Zoning Board**

## REGULAR MEETING CALLED TO ORDER

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, November 15, 2018, at the Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

## ROLL CALL

Present to-wit: Chairman Rose, Vice Chairman Jacob, Members Girello, Labate, and Alternate Member Taylor. Absent: Member Gonzalez and Alternate Member Lippman. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Joseph Yaciuk, Planning Administrator; Dean Piper, Zoning Administrator; Ian Singer, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

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

## SUBMISSION OF LOBBYING DISCLOSURE FORMS

There were no lobbying disclosure forms submitted at this time.

## APPROVAL OF MINUTES:

[18-1327](#)

September 27, 2018

On a motion by Member Labate, seconded by Alternate Member Taylor, to approve, the minutes of the September 27, 2018 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

## CHANGE ORDER OF BUSINESS:

Chairman Rose requested to change the order of business and hear agenda item number 6, MSC 2018-22, GT Taft Plaza at this time.

It was the consensus of the Planning and Zoning board to hear agenda item number 6, MSC 2018-22, GT Taft Plaza at this time.

## NEW BUSINESS:

### NON-QUASI-JUDICIAL ITEMS:

6. [18-1347](#) MSC 2018-22, GT Taft Plaza, 12333 NW 18 Street, color modifications and Uniform Sign Plan update, miscellaneous request. (Christian)

Peter Medina, 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:

**Project Description / Background**

Peter Medina, agent for the property owner, is requesting approval to alter the building color scheme and to update the Uniform Sign Plan for the freestanding building generally located north of Taft Street, east of Flamingo Road and west of NW 122 Terrace. Also, the applicant will be pressure washing the tile roof as part of the proposed work.

The office building, was originally approved in the 1991 for Doctor Wayne H. Case. The owner of the building also known as "Professional Offices" established the Uniform Sign Plan for the property in 2007.

**BUILDINGS / STRUCTURES:**

The existing building will have the following exterior colors:

Body = SW 7671 (On the Rocks)

Accent/Dumpster Enclosure = SW 6271 (Moody Blue)

Building Doors/Dumpster Gates = SW 7069 (Iron Ore)

**SIGNAGE:**

The applicant is updating the center's uniform sign plan to reflect applicable sections of the City's Sign Code, as it has amended several times since the office building established its first Uniform Sign Plan in 2007.

**OTHER SITE FEATURES:**

There are no additional changes being proposed at this moment. Staff has reviewed and concluded, proposal meets all City Code and applicable regulations; as result, staff recommends 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 member of the public spoke:

Peter Medina, representing the petitioner

On a motion by Member Girello, seconded by Vice Chairman Jacob, to approve, as recommended by staff, the GT Taft Plaza (MSC 2018-22) miscellaneous request, the following vote was recorded:

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

**NAY:** None

**Motion Passed**

**RESUME ORDER OF BUSINESS:****NEW BUSINESS:****QUASI-JUDICIAL ITEMS:**

(Secretary's Note: All affected parties were sworn under oath to give testimony in the relevant cases by the Assistant City Attorney.)

**1. [18-1326](#)**

**ZV 2018-05, Siena Townhomes**, generally located on the south side of Pines Boulevard west of SW 184th Avenue (just east of the entrance into Estancia), variance request. (Dean)

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.

Alicia Lewis, attorney representing the petitioner, waived her right to the quasi-judicial proceedings.

Ms. Lewis addressed the Planning and Zoning Board. She gave a brief overview of the proposed variance request.

The following summary was entered into the record:

**Project Description / Background**

Dennis Mele, as agent for owner, is requesting a variance to allow two townhouse buildings within the proposed Siena Townhomes development to be 183 feet in length, instead of the maximum allowed 160 feet in length. The two buildings are located along the west side of the proposed project and are adjacent to the existing entranceway feature into the Estancia development.

Land Use Plan Amendment (PH 2016-03) changed the Land Use from Commercial to Irregular Residential 7.9 units per acre; Zoning Change (ZC 2018-02) changed the zoning from Commercial (B-3) Districts to Townhouse (TH-12) District; SUB 2017-02 (Stellar Pembroke Pines Plat) approved 59 maximum townhouse units; Consideration of proposed Site Plan, SP 2018-07 (Siena Townhomes), is scheduled for the December 13, 2018 Planning & Zoning Board meeting.

**Variance Request Detail:**

ZV 2018-05) Allow the two 8 unit buildings along the western edge of the property to be a maximum 183 feet in length instead of the allowed maximum 160 feet in length.

Code Reference: § 155.113 TOWNHOUSE (TH-12) DISTRICT

(D) Site and building regulations.

(1) Grouping length. A grouping of townhouses shall not exceed 160 feet in length.

**Variance Determination:**

The Planning and Zoning Board shall not grant any variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:

A) That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or

B) That any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or

C) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

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, Labate

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director  
Dean Piper, Zoning Administrator

The following member of the public spoke:

Alicia Lewis, attorney representing the petitioner

On a motion by Member Girello, seconded by Alternate Member Taylor, to grant, as determined by variance criteria "A", ZV 2018-05 to allow the two 8 unit buildings along the western edge of the property to be a maximum 183 feet in length instead of the allowed maximum 160 feet in length, the following vote was recorded:

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

NAY: None

**Motion Passed**

2.        [18-1328](#)        **ZV 2018-06, Sheridan Plaza**, 2060 -2100 N University Drive, variance request. (Dean)

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.

Jacob Goldman, representing the petitioner, waived his right to the quasi-judicial proceedings.

Mr. Goldman addressed the Planning and Zoning Board. He gave a brief overview of the proposed variance request.

The following summary was entered into the record:

**Project Description / Background**

Jacob Goldman, as agent for owner, is requesting a variance to allow a 1'-2" rear yard setback, instead of the minimum 15' rear yard setback to provide dumpster enclosures for the center.

At the April 12, 2018 Planning & Zoning Board Site Plan #SP 2017-10 was approved updating the façade of the center, updating the Uniform Sign Plan and providing a monument sign meeting current code. During Board discussions of this project, the applicant was directed to work with staff to provide additional dumpster enclosure locations. Several plans were submitted to staff to review and the proposed locations along the rear property line were seen as the best solution due to the shape of the property, traffic circulation and no parking spaces were lost.

**Variance Request Detail:**

**ZV 2018-06) Allow a 1'-2" rear yard setback instead of the required 15' rear yard setback for dumpster enclosures.**

**Code Reference: §155.149 GENERAL BUSINESS (B-3) DISTRICTS (G) Yards. (3) Rear yards. Every plot shall have a rear yard not less than 15 feet in depth.**

**Variance Determination:**

The Planning and Zoning Board shall not grant any variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the

intended purpose (stated above) and:

A) That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or

B) That any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or

C) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

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 Girello

The following member of the public spoke:

Jacob Goldman, representing the petitioner

On a motion by Member Girello, seconded by Member Labate, to grant, as determined by variance criteria "A", ZV 2018-09 to allow a 1'-2" rear yard setback instead of the required 15' rear yard setback for dumpster enclosures, the following vote was recorded:

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

NAY: None

Motion Passed

3. [18-1329](#) **ZV 2018-09, SAFStor Pembroke Pines**, generally located south of Pines Boulevard and west of SW 186 Avenue, variance request. (Dean)

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.

Dwayne Dickerson, attorney representing the petitioner, waived his right to the quasi-judicial proceedings.

Mr. Dickerson addressed the Planning and Zoning Board. He gave a brief overview of the proposed variance request.

The following summary was entered into the record:

**Project Description / Background**

Dwayne Dickerson, as agent for owner, is requesting a variance to allow a 30 parking spaces instead of the required 78 parking spaces for a self-storage facility.

Zoning Change (ZC 2018-01) changed the zoning from General Commercial (B-3) to Commercial (C-1) Districts with restrictions for self-storage facility and B-3 Zoning uses only. Site Plan #SP 2018-11 will be scheduled for Planning & Zoning Board consideration at a future meeting.

**Variance Request Detail:**

ZV 2018-09) Allow 30 parking spaces instead the required 78 parking spaces for a self-storage facility.

Code Reference: §155.251 AMOUNT OF OFF-STREET PARKING REQUIRED

Self-Storage: .5 Parking Spaces per 1,000 square feet.

**Variance Determination:**

The Planning and Zoning Board shall not grant any variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:

A) That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or

B) That any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or

C) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

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 Girello

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 Member Labate, to grant, as determined by variance criteria "A", ZV 2018-09 to allow 30 parking spaces instead the required 78 parking spaces for a self-storage facility, the following vote was recorded:

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

NAY: None

Motion Passed

4. [18-1330](#) **ZV 2018-10, Pembroke Pines City Center Perimeter Building P-2 (City Mattress)**, generally located south of Pines Boulevard and west of Palm Avenue, variance request. (Dean)

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.

Giancarlos Cuniberti, representing the petitioner, waived his right to the quasi-judicial proceedings.

Mr. Cuniberti addressed the Planning and Zoning Board. He gave a brief overview of the proposed variance request.

The following summary was entered into the record:

**Project Description / Background**

Traci Golownia, as agent for owner, is requesting a variance to allow a 5 inch encroachment into the required 30 foot Pines Boulevard Setback for City Center Building P-2 (City Mattress).

Site Plan #SP 2017-09 was approved showing Building P-2 (City Mattress) located at the required 30' Pines Boulevard Setback. However, when the contractor submitted paperwork for the Certificate of Occupancy, the Final Survey showed Building P-2 encroaching approximately 5 inches into the 30 foot Pines Boulevard Setback.

Variance Request Detail:

ZV 2018-10) Encroach 5 inches into required 30 foot Pines Boulevard Setback.  
Code Reference: Pembroke Pines City Center Mixed-Use Development (MXD) Guidelines.

**Variance Determination:**

The Planning and Zoning Board shall not grant any variances, permits, or make any decision, finding, and determination unless it first determines that:

Its decision and action taken is in harmony with the general purposes of the zoning ordinances of the city and is not contrary to the public interest, health, or welfare, taking into account the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in the buildings, and traffic conditions in the vicinity.

In the granting of variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:

A) That there are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances are peculiar to the land or building and do not apply generally to land or buildings in the neighborhood, and that the strict application of the provisions of the zoning ordinances would result in an unnecessary hardship and deprive the applicant of the reasonable use of the land or building; or

B) That any alleged hardship is not self-created by any person having an interest in the property nor is the result of a mere disregard for or in ignorance of the provisions of the zoning ordinances of the city; or

C) That granting the variance is not incompatible with public policy, will not adversely affect any adjacent property owners, and that the circumstances which cause the special conditions are peculiar to the subject property.

The following member of the Planning and Zoning Board spoke:

Chairman Rose

The following member of the public spoke:

Giancarlos Cuniberti, representing the petitioner

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 Labate, seconded by Vice Chairman Jacob, to grant, as determined by variance criteria "A", ZV 2018-10 to encroach 5" into the required 30' building setbacks from Pines Boulevard, the following vote was recorded:

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

NAY: None

**Motion Passed**

5. [18-1331](#) **SP 2018-10, Pembroke Pines City Center Phase II Commercial**, generally located south of Pines Boulevard, west of Palm Avenue, site plan amendment. (Joseph)

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.

Giancarlo Cuniberti, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Cuniberti 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:

**Project Description / Background**

The City Center phase II commercial site is located south of Pines Boulevard and west of Southwest 106 Avenue. The City Commission at its August 2, 2017 meeting voted to approve site plan application SP 2016-21 consisting of the development of three buildings (Buildings E, F, and H) with associated parking, landscape, traffic circulation, and lighting for this site. The previously approved plan provided for four grassed areas, which were contemplated as future development once tenants were determined. Three of the four grassed areas were slated for future perimeter buildings (P-8, P-9, P-10) while the fourth grassed area was slated for an anchor tenant (Building G). On March 8, 2018 the Planning and Zoning Board approved the Chuy's restaurant perimeter building (Building P-9) site plan (SP 2018-03) within one of these grassed areas.

The applicant seeks site plan approval for the following:

- The addition of perimeter building (Building P-10) on the City Center Commercial Phase II site.
- Modifications to building H which includes building footprint changes as well as the conversion of the building from single tenant to multi-tenant occupancy.
- Minor changes to the associated parking, hardscape and landscape to accommodate the changes above.

**BUILDINGS / STRUCTURES:**

The following buildings will be located on the site as a result of this application:

Building - Building E

Location - Southeast corner of site

Number of Stories - 1

Height (At Highest Point) - 30'-0"

Gross Floor Area (SF) - 8,824

Notes - Previously Approved Multi-tenant Building

**Building - Building F**  
**Location - West of Building E**  
**Number of Stories - 1**  
**Height (At Highest Point) - 31'-4"**  
**Gross Floor Area (SF) - 7,041**  
**Notes - Previously Approved Multi-tenant Building**

**Building - Building H**  
**Location - West of Building F**  
**Number of Stories - 1**  
**Height (At Highest Point) - 28'-0"**  
**Gross Floor Area (SF) - 5,159**  
**Notes - Previously approved multi-tenant building. Footprint being modified to house 3 tenants.**

**Building - Chuy's with patio (Perimeter Building 9)**  
**Location - Northeast corner of site**  
**Number of Stories - 1**  
**Height (At Highest Point) - 26'-0"**  
**Gross Floor Area (SF) - 9,385**  
**Notes - Previously Approved**

**Building - Perimeter Building 10**  
**Location - South of Chuy's and north of building E**  
**Number of Stories - 1**  
**Height (At Highest Point) - 26'-0"**  
**Gross Floor Area (SF) - 4,605**  
**Notes - Proposed Perimeter Building**

**Total Gross Floor Area (SF) 35,014**

The following colors are proposed for the two buildings within the project scope which are compatible with both the approved buildings on site as well as the colors / materials approved for the adjacent commercial property to the east (Publix):

**Proposed Perimeter Building (P-10):**  
**Exterior Colors: - SW 6072 (Versatile Gray), SW 6077 (Everyday White), SW 2849 (Westchester Gray), SW 0037 (Morris Room Grey), SW 7046 (Anonymous)**  
**Metal Canopy Fascia: - SW 6076 (Turkish Coffee)**  
**Popout Feature - Borja Ceramic White Rectified Tile**

**Modified Building H:**  
**Exterior Colors: - SW 6072 (Versatile Gray), SW 6077 (Everyday White), SW 2849 (Westchester Gray),**  
**Metal Canopy Fascia: - SW 6076 (Turkish Coffee)**  
**Popout Feature - Borja Ceramic White Rectified Tile**

**ACCESS:**

**Access to this the Commercial II project will continue to be through the following locations:**

- **Main entry off of Southwest 106 Avenue off of Pines Boulevard.**
- **Secondary access through the following**

- o 1 driveway off Pines Boulevard (northwest entry to site)
- o 2 driveways off of City Center Boulevard (southeast and southwest of site)

To date, a portion of Southwest 106 Avenue has been closed due to apartment construction (City Center Residential phase II) at City Center. The approved master plan for City Center provided for a traffic signal at the intersection of Pines Boulevard and Southwest 106 Avenue. It is anticipated that the construction of this site as well as the opening of Southwest 106 Avenue to vehicular traffic will warrant the trips necessary to validate signalization. Therefore, staff conditions the approval of this site plan subject to the applicant constructing, or to posting a bond guaranteeing installation of, a traffic signal at Pines Boulevard and SW 106 Avenue prior to issuance of final Certificate of Occupancy for this site.

**PARKING:**

The applicant proposes 465 parking spaces for the proposed development within this site plan where 158 are required based proposal. The proposal results in a net loss of 7 parking spaces from the approved plan.

**SIGNAGE:**

All signs shall be compliant with the previously approved master sign plan for City Center. City Center master sign plan regulations depict all permitted tenant signage as well as ground signs throughout City Center.

**LANDSCAPING:**

Installation of 191 trees, 48 palms, and 8,228 shrubs is proposed on the property. Primary species to include:

- Trees - Verawood, Green Buttonwood, Jatropha Tree, and Glaucous Cassia.
- Palms - Royal Palm.
- Shrubs - Green Island Ficus, Red Tip Cocoplum, and Walter's Viburnum.

Landscape for this site has been previously approved and is being modified slightly from the originally approved plan in order to accommodate the proposed building and parking modifications.

**OTHER SITE FEATURES:**

The parking areas for this shopping center will be illuminated by a series of LED fixtures (bronze) mounted at 35 foot poles. Additional pedestrian scale LED light poles will be located along walkways and the medians along Southwest 106 Avenue as per previously approved plan.

A series of pedestrian connections have been previously approved site plan. Page A1.02 outlines primary, secondary and tertiary routes developed to interconnect phase 2 project as well as City Center in general. Wide sidewalks with landscape areas have been integrated along SW 106 Avenue and along the north sides of building F and H. The proposed perimeter building will face to the east allowing pedestrian access from the large sidewalk planned along Southwest 106 Avenue. It is anticipated that these larger sidewalk areas and common areas will integrate outdoor dining in the future. No outdoor dining has been approved on this site at this time. The applicant will provide a master dining plan under separate application.

Staff notes that there are future opportunities for bike traffic within City Center

upon completion of Southwest 106 Avenue, City Center Boulevard, and the subject site. Staff therefore recommends the applicant install bike racks on the site in locations to be approved by city staff prior to issuance of final certificate of occupancy on this site.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Giancarlo Cuniberti, representing the petitioner representing the petitioner, answered in the affirmative.

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 Girello

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following member of the public spoke:

Giancarlo Cuniberti, representing the petitioner

On a motion by Member Girello, seconded by Vice Chairman Jacob, to approve, as recommended by staff, the Pembroke Pines City Center Phase II Commercial site plan amendment (SP 2018-10), the following vote was recorded:

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

NAY: None

Motion Passed

## **NEW BUSINESS:**

### **NON-QUASI-JUDICIAL ITEMS:**

7. [18-1348](#) **MSC 2018-23, Pembroke Pines City Center Phase I Master Outdoor Dining Plan**, generally located south of Pines Boulevard and east of Southwest 106 Avenue, creation of a master outdoor dining plan for City Center Phase 1 site (Publix shopping center), miscellaneous request. (Joseph)

Giancarlo Cuniberti, 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:

Project Description / Background

The City Center phase I commercial site is located south of Pines Boulevard

and east of Southwest 106 Avenue. The City Commission at its November 4, 2015 meeting approved the underlying City Center MXD zoning design guidelines (ZC 2015-04) as well as City Center Phase 1 site plan (SP 2015-06). The approved City Center phase I site plan consisted of four shopping center buildings with associated parking, traffic circulation, and landscape. The plan also provided for several grassed areas, which were contemplated as future perimeter buildings once tenants were determined.

The following perimeter buildings were later approved within this center:

Perimeter Building 1 – Burger Fi – Under Construction  
Perimeter Building 2 – City Mattress – Under Construction  
Perimeter Building 3 – Outback Steakhouse – Built  
Perimeter Building 4 – Coopers Hawk – Built

The applicant seeks miscellaneous plan approval for the creation of a master outdoor dining plan for this property. The applicant proposes dining in 6 locations throughout the center as indicated in red on the site plan. Total outdoor dining proposed is 3,530 square feet. Should this plan be approved, City staff will work with each outdoor dining tenant to ensure each dining area meets all city requirements. The applicant provides staff a letter indicating future compliance with outdoor dining standards.

The proposed outdoor dining plan applies to only the indicated locations City Center Phase I Commercial (Publix center) only. The applicant will be required to amend the outdoor dining plan if they wish to add outdoor dining to other locations within phase I or within the City Center Phase II commercial property to the west.

**PARKING:**

The applicant was approved for 1,012 parking spaces as part of the original site plan approval which includes 207 parking spaces from the FPL easement. Total parking required for this property inclusive of all approved uses and proposed outdoor dining is 685 parking spaces.

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, Labate

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following member of the public spoke:

Giancarlo Cuniberti, representing the petitioner

On a motion by Member Girello, seconded by Member Labate, to approve, as recommended by staff, the Pembroke Pines City Center Phase I Master Outdoor Dining Plan (MSC 2018-23) miscellaneous request, the following vote was recorded:

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

**NAY:** None

**Motion Passed**

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

Chairman Rose noted that Member Gonzalez and Alternate Member Lippman have requested an excused absence from this evenings meeting.

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

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

**NAY:** None

**Motion Passed**

Vice Chairman Jacob spoke in reference to drive aisle concerns and the reserved parking spaces at Metro Diner.

The following members of the Planning and Zoning Board spoke in reference to the reserved parking spaces and drive aisle concerns at the Metro Diner:

Vice Chairman Jacob, Members Girello, Labate

The following members of staff spoke in reference to drive aisle and the reserved parking spaces concerns at Metro Diner:

Michael Stamm, Jr., Planning and Economic Development Director  
Dean Piper, Zoning Administrator

Vice Chairman Jacob spoke in reference to Pasadena Pool Homes residents with traffic concerns along southbound Hiatus Road.

The following members of the Planning and Zoning Board spoke in reference to Pasadena Pool Homes residents with traffic concerns along southbound Hiatus Road:

Chairman Rose, Vice Chairman Jacob, Member Girello

The following members of staff spoke in reference to Pasadena Pool Homes residents with traffic concerns along southbound Hiatus Road:

Michael Stamm, Jr., Planning and Economic Development Director  
Dean Piper, Zoning Administrator

Chairman Rose questioned when the Publix at Village Square will be opening.



The following members of the Planning and Zoning Board spoke in reference to when the Publix at Village Square will be opening:

Chairman Rose, Vice Chairman Jacob, Member Girello

The following member of staff spoke in reference to when the Publix at Village Square will be opening:

Michael Stamm, Jr., Planning and Economic Development Director

Member Labate questioned if there will only be one meeting in December.

Dean Piper, Zoning Administrator, confirmed there will only be one meeting on December 13.

Chairman Rose spoke in reference to the amount of parking required for self-storage facilities.

The following members of the Planning and Zoning Board spoke in reference to the amount of parking required for self-storage facilities:

Chairman Rose, Member Girello

The following member of staff spoke in reference to the amount of parking required for self-storage facilities:

Michael Stamm, Jr., Planning and Economic Development Director

Vice Chairman Jacob informed the board members that there will be shred-a-thon event, Saturday, November 17, 2018, City Center parking area.

Chairman Rose informed the board members that there will be a hazardous waste disposal event, Saturday, November 17, 2018, Howard Forman Center.

## **ITEMS AT THE REQUEST OF STAFF:**

Michael Stamm, Jr., Planning and Economic Development Director, spoke in reference to the new staff memos and record retention.

The following member of the Planning and Zoning Board spoke in reference to the new staff memos:

Chairman Rose

Michael Stamm, Jr., Planning and Economic Development Director, spoke in reference to the Joint Mobility Workshop meeting and the survey given to the board members.

Chairman Rose thanked staff for coordinating and presenting the workshop.

**ADJOURNMENT:**

Chairman Rose adjourned the meeting at 7:27 p.m.

**ADJOURNED:**

**7:27 P.M.**

**Respectfully submitted:**

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**Sheryl McCoy**  
**Board Secretary**