

December 13, 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, December 13, 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, Labate, and Alternate Members Lippman and Taylor. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Joseph Yaciuk, Planning Administrator; Dean Piper, Zoning Administrator; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

**SUBMISSION OF LOBBYING DISCLOSURE FORMS:**

Chairman Rose, Vice Chairman Jacob, and Member Labate submitted their lobbying disclosure forms in reference to agenda item numbers 2 (Target, parking variance) and 5 (Mod Pizza supergraphic sign).

**APPROVAL OF MINUTES:**

On a motion by Member Girello, seconded by Member Labate, to approve, the minutes of the November 15, 2018 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

**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. **ZV 2018-11, Flamingo Pines Square**, generally located south of Pines Boulevard and west of Flamingo Road, variance request.

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.

Moe Azar, representing the petitioner, waived his right to the quasi-judicial proceedings.

Mr. Azar 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

Ryan Fader/Moe Azar, as agents for the owner, JBL Flamingo Pines, LLC are requesting a variance to allow 765 parking spaces where 856 parking spaces are required. The applicant, through their consultant Traf Tech has submitted a parking study (dated 10/1/2018) to support the variance request.

Flamingo Pines Square (F.K.A. Flamingo Pines Plaza Phases II & III) is generally located at the southwest corner of Pines Boulevard and Flamingo Road. The center consists of multiple parcels as shown in the attached vicinity map. The property and variance does not include the Wal-Mart parcel, Flamingo Pines Plaza (Publix), Four Crowns (Family Tire) as well as outparcels adjacent to the subject property. In the provided parking study, the applicant has identified the parking areas included in their analysis based on zones (figure 2) and they reference the Wal-Mart parking field as shared although the spaces are not included in their request.

Per the submitted application, JBL Flamingo Pines LLC, is making the variance request to accommodate a proposed +/- 10,000 square foot medical/retail building. Should the variance request be supported, a site plan application will be required for approval of the proposed

buildings.

VARIANCE REQUEST DETAIL:

Petitioner is requesting a variance to allow 765 parking spaces instead of the required 856 parking spaces.

Code Reference:

§155.251 AMOUNT OF OFF-STREET PARKING REQUIRED.

- (A) Other uses. Minimum parking shall be required as set forth in the matrix below (Note: for reference only – Full Parking Matrix can be viewed online at America Legal Publishing)

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 members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez  
Alternate Member Lippman

The following members of staff spoke:

Dean Piper, Zoning Administrator  
Brian Sherman, Assistant City Attorney

The following members of the public spoke:

Moe Azar, architect representing the petitioner  
Joaquin Vargas, traffic engineer representing the petitioner  
Pamela Kane, attorney representing adjacent property owner

On a motion by Member Labate, seconded by Member Gonzalez, to deny, variance ZV 2018-11 (Flamingo Pines Square) based on health, safety, welfare; not being in harmony with the use of the existing buildings and traffic creating hazardous conditions to the site, the following vote was recorded:

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

NAY: None

Motion Passed

2. **ZV 2018-12, Target Center**, generally located on the northwest corner of Pines Boulevard and Hiatus Road, variance request.

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.

Hope Calhoun, attorney representing the petitioner, waived her right to the quasi-judicial proceedings.

Ms. Calhoun 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

Dwayne Dickerson, agent for the owner, is requesting a variance to allow 884 parking spaces where 897 parking spaces are required for the Target Center located on the northwest corner of Pines Boulevard and Hiatus Road. For reference the Target Center includes the Target building, Homegoods, JoAnn Fabrics, City Furniture and recently constructed Target Outbuilding (Starbucks and MOD Pizza).

On August 1, 2018 City Commission passed Ordinance #1904 allowing up to 1% of parking spaces in a center to be used for temporary parking (short term/take out). Code requires that these spaces be surplus and not used for required parking. Based on number of existing parking spaces on site (765 spaces), Target Center could have a maximum of eight (8) temporary parking spaces.

Starbucks, located in the Target Center Outbuilding, was approved for three (3) short term parking spaces located on the south side of the building and Target installed four (4) Pick-Up spaces in front of their store. These four spaces replaced a total of six conventional parking spaces.

During review of Target's pick-up spaces, it was discovered that there are six (6) existing cart corrals located in the parking field, taking up twelve (12) parking spaces. Due to the cart corrals taking away 12 parking spaces, and the loss of two (2) additional parking spaces for the Target Pick-Up spaces, parking provided falls below required parking.

Target has submitted this variance request so the seven temporary parking spaces (Target pick up and Starbucks short term) and existing cart corrals can be permitted.

VARIANCE REQUEST DETAIL:

Petitioner is requesting a variance to allow 884 parking spaces instead of the required 897 parking spaces.

Code Reference:

§155.251 AMOUNT OF OFF-STREET PARKING REQUIRED.

- (A) Other uses. Minimum parking shall be required as set forth in the matrix below (Note: for reference only – Full Parking Matrix can be viewed online at America Legal Publishing)

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 members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob, Member Gonzalez, Labate

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following member of the public spoke:

Hope Calhoun, attorney representing the petitioner

Member Gonzalez spoke in reference to needing additional handicap parking spaces.

Ms. Calhoun, attorney representing the petitioner, stated she will speak with them to see if there is a way to add additional handicap spaces.

On a motion by Member Labate, seconded by Member Girello, to grant, as determined by variance criteria "C", ZV 2018-12 (Target Center) to allow 884 parking spaces instead of the required 897 parking spaces, the following vote was recorded:

AYE: Chairman Rose, Members Girello, Gonzalez, Labate

NAY: Vice Chairman Jacob

Motion Passed

3. **ZV 2018-13, Sheridan Plaza**, 2060 -2100 N University Drive, variance request.

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.

William Goldsmith, representing the petitioner, waived his right to the quasi-judicial proceedings.

Mr. Goldsmith 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, agent for the owner, is requesting a variance to allow 3.5 sq. ft. of signage per lineal foot of leased frontage instead of the allowed 1.5 sq. ft. of signage per lineal foot of leased frontage for the shopping center, known as Sheridan Plaza, generally located west of University Drive and south of Pasadena Boulevard.

At the April 12, 2018 Planning and Zoning Board meeting the Board approved a site plan amendment (Reference SP 2017-10) for façade renovations as well as updates to the center’s uniform sign plan. The new facades were designed to modernize the center and conceal the previously approved pitched roof.

The applicant is requesting additional signage in order to be more proportional to the height of the renovated facades (see applicants justification). The requested variance would not change the 120 sq. ft. of total signage requirement, nor does it change the percent of the tenant sign band (75%) that is available.

VARIANCE REQUEST DETAIL:

Petitioner is requesting a variance to allow 3.5 sq. ft. of signage per lineal foot of leased frontage instead of the allowed 1.5 sq. ft. of signage per lineal foot of leased frontage.

§ 155.324 PERMANENT SIGNS

(C) Business Zoning Districts.

(1) Shopping center signs. A uniform sign plan shall be required by the city for all attached tenant wall signs within shopping centers. The uniform sign plan shall be submitted as both 8.5 inch by 11 inch hard copy and in electronic format. Uniform sign plans shall: (f) Uniform sign plans shall include the following standards and specifications: 3. Tenants shall be allowed a maximum of 1.5 square feet per lineal foot of leased frontage, or 120 square feet whichever is less;

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 members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez  
Alternate Member Lippman

The following member of staff spoke:

Dean Piper, Zoning Administrator

The following members of the public spoke:

William Goldsmith, representing the petitioner  
Jack McCluskey, resident Pembroke Pines

Member Girello moved to grant, as determined by variance criteria "A" to allow 2.5 sq. ft. of signage per lineal foot of leased frontage instead of the allowed 1.5 sq. ft. of signage per lineal foot of leased frontage. Member Gonzalez seconded the motion.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Members Girello, Gonzalez

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director  
Brian Sherman, Assistant City Attorney

The following members of the public spoke:

William Goldsmith, representing the petitioner  
Jack McCluskey, resident Pembroke Pines

Member Labate requested a friendly amendment to the motion. She would like to allow 2.75 square feet instead of the 2.5 square feet in the motion. Member Gonzalez as the seconder did not accept the friendly amendment.

On the motion by Member Girello, seconded by Member Gonzalez, to grant, as determined by variance criteria "A" to allow 2.5 sq. ft. of signage per lineal foot of leased frontage instead of the allowed 1.5 sq. ft. of signage per lineal foot of leased frontage, the following vote was recorded:

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

Motion Failed

On a motion by Member Labate, seconded by Member Girello, to grant, as determined by variance criteria "A", ZV 2018-13 (Sheridan Plaza) to allow 2.75 sq. ft. of signage per lineal foot of leased frontage instead of the allowed 1.5 sq. ft. of signage per lineal foot of leased frontage, the following vote was recorded:

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

Motion Passed

4. **SP 2018-07, Siena Townhomes**, generally located on the south side of Pines Boulevard west of SW 184th Avenue (just east of the entrance into Estancia), site plan application.

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 a quasi-judicial proceeding.

Ms. Lewis addressed the Planning and Zoning Board. She gave a brief overview of the proposed site plan amendment.

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND**

The City Commission at its May 3, 2000 meeting approved the +- 26 acre, 184th Plaza Plat (SUB 98-7), which included this property. The applicant at the time proposed developing the +- 26 acre parcel into a +- 200,000 square foot shopping center. The applicant allowed the 184th Plaza Plat to expire prior to recordation. The properties within that expired plat were then subdivided and platted separately. The subject Siena site (AKA: Stellar Pines parcel) and the Skyrise Plaza property (to the east of Siena) are the remaining vacant parcels within this former grouping.

In 2007, the City Commission approved a plat application for commercial and office use on this property (Mont Developers plat) but the plat was never recorded. On June 7, 2017 the City Commission approved a Land Use Plan Amendment (Ordinance 1873) for the subject property, changing the land use from commercial to Irregular Residential (7.9 du/acre). The City Commission later approved a zoning change (Ordinance 1918) for a portion of this property from B-3 (General Business) to TH-12 (Townhouse District) on October 3, 2018 and a plat (Resolution 3627) for the property (Stellar Pines Plat) on October 17, 2018. The Planning and Zoning Board

at its November 15, 2018 meeting voted to approve a variance for this property (ZV 2018-05) to allow to allow two buildings to be a maximum 183 feet in length instead of the allowed maximum 160 feet in length.

The applicant seeks site plan approval for the construction of 58 townhouse units with gated entry and pool cabana area on this +- 7.5 acre site with associated parking, landscape, signage, traffic circulation and lighting. Section 155.113 (D) (19) of the underlying TH-12 zoning district allows for certain development regulations within that zoning district to be waived with approval of the Planning and Zoning Board. As part of site plan approval for this site, the applicant is seeking relief from the following development regulations as a result of this application:

- Section 155.113(D)(7)(b) – Rear yard requirements - Nonplatted lots. When individual townhouse lots are not used, in place of rear setback, the minimum distance between fronts or rears of buildings shall be 50 feet, of which a minimum of 15 feet of open space, not to be used for parking, is required for each building, and a setback shall be required from any right-of-way or adjacent property. **Provided – Varies (25 feet minimum setback).**
- Section 155.113(D)(8)(a) – Side yard requirements. A minimum side yard of 15 feet shall be provided between the end of a group of townhouses and an interior side lot line, and 25 feet between the end of such a group and a public or private street. **Provided – Varies (Closest setback from road is 13 feet).**
- Section 155.113(D)(14) – Walls. All patios (outdoor living areas) on each townhouse site shall be enclosed by a wall affording complete screening, except in cases where a natural feature of the site would suggest a special exception. Such cases shall be determined by review of the site plan by the Planning and Zoning Board. The wall shall be of masonry or other material having a life- expectancy of not less than ten years. The minimum height of the wall shall be six feet, and a walled-in patio may include a screen-roof. **Provided – No separation walls proposed.**

The applicant provides a letter which outlines their special exception request as well as a justification for each exception. Staff reviewed the proposed justification and has no objections to the exceptions being granted given the applicant's set aside of open space and retention on the rear of the property which limits the amount of developable property. The proposed 58 units comply with the underlying approved land use, residential density and approved plat development

restrictions.

BUILDINGS / STRUCTURES:

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

**Building Type / 5 Unit Type**  
**Building Number(s)** 4  
**Number of buildings** 1  
**Building Height (Highest Point)** 31'-2"  
**Number of Stories** 2  
**Total TH Units** 5  
**Total Bedrooms** 19

**Building Type / 6 Unit Type**  
**Building Number(s)** 3,6,7,8,9  
**Number of buildings** 5  
**Building Height (Highest Point)** 31'-2"  
**Number of Stories** 2  
**Total TH Units** 30  
**Total Bedrooms** 117

**Building Type / 7 Unit Type**  
**Building Number(s)** 1  
**Number of buildings** 1  
**Building Height (Highest Point)** 31'-2"  
**Number of Stories** 2  
**Total TH Units** 7  
**Total Bedrooms** 26

**Building Type / 8 Unit Type**  
**Building Number(s)** 2,5  
**Number of buildings** 2  
**Building Height (Highest Point)** 31'-2"  
**Number of Stories** 2  
**Total TH Units** 16  
**Total Bedrooms** 58

**Building Type / Cabana**  
**Number of buildings** 1  
**Building Height (Highest Point)** 16'-2"  
**Number of Stories** 1

**Total Number of Buildings** 10 (Including Cabana)  
**Total Number of TH Units** 58  
**Total Number of Bedrooms** 220

Each building will contain one or more of the following unit types:

**Unit Type** Unit A  
**Bedrooms** 3  
**Bathrooms** 2.5  
**A/C Area** 1  
**GFA** 2,055  
**Garage** 1

**Unit Type** Unit B  
**Bedrooms** 4  
**Bathrooms** 3.5  
**A/C Area** 5  
**GFA** 2,100  
**Garage** 1

**Unit Type** Unit C  
**Bedrooms** 4  
**Bathrooms** 3.05  
**A/C Area** 1  
**GFA** 2,467  
**Garage** 1

**Unit Type** Unit D  
**Bedrooms** 4  
**Bathrooms** 3.5  
**A/C Area** 2  
**GFA** 2,422  
**Garage** 1

The following colors are proposed for the buildings within this townhouse project:

**Townhouse Buildings:**

**Exterior Colors:** SW 7103 (Whitetail)

**Accent** - SW 7026 (Griffin)  
**Fascias** - SW 6089 (Gounded)  
**Roof Tile** - Eagle Dark Gray Range  
**Garage Door** - SW 7038 (Tony Taupe)

**Cabana:**

**Exterior Colors** - SW 7103 (Whitetail)  
**Accent** - SW 7026 (Griffin)  
**Fascias** - SW 6089 (Gounded)  
**Roof Tile** - Eagle Dark Gray Range  
**Stone** - Coronado Quickstack Bookside

ACCESS:

Access to this the townhouse project will be through a new opening from Pines Boulevard at the northeast corner of the property. Off-street improvements will include a right hand turn lane on Pines Boulevard leading into the main entry. The proposed opening on Pines Boulevard will also include a future connection to the Skyrise parcel to the east once the Skyrise is developed.

The proposed dual lane entry to the community is gated, utilizing a dedicated visitor (via call box) and resident lane (via card reader). A turn around area is proposed before the entry gate to facilitate exiting the community.

PARKING:

The applicant proposes 208 parking spaces (+- 3.5 spaces per unit) on site. The following is a breakdown of the parking spaces.

- 116 parking spaces within driveways.
- 24 guest parking spaces.
- 1 mail parking space.
- 18 garage parking spaces (9 two car garages)
- 49 garage parking spaces (49 one car garages)

Staff notes that the applicant is required to provide 145 parking spaces on site to meet Code requirements. Since all parking cannot be met without some of the garages being occupied, staff will require the applicant to ensure the garages are used for vehicular parking and cannot be converted from garage to any other use. The applicant provided staff a letter agreeing to such commitment.

SIGNAGE:

The applicant is proposing a monument sign at the entry of the community. The proposed monument structure will be 8 feet tall by 19'-8". The development name, "Siena" (4 square feet in area) will be depicted on the sign in pin mounted aluminum letters. The sign will be externally illuminated.

LANDSCAPING:

Landscape for this property consists of the following:

- Installation of 253 trees, 58 palms, and 6,565 shrubs is proposed on the property. Primary species of trees include Silver Buttonwood, Dahoon Holly, and Satinleaf. Primary species of palms includes Royal Palm and Montgomery palm. Primary species of shrubs include Green Island Ficus, Green Buttonwood, and Dwarf Yaupon.

As part of this application, a 224' x 330' mitigation area is proposed on south side of the property. This area will also act as a bufferyard between the existing adjacent Estancia community and the proposed development. A proposed 8 foot high masonry wall will also separate the water retention area from the Estancia residential development to the south.

OTHER SITE FEATURES:

The street lighting for this community will be illuminated by a series of LED fixtures (bronze) mounted on 20 foot poles.

The applicant provided staff with a letter restricting the cabana for the enjoyment of residents and their guests only. The amenity will not be leased to others outside the community.

A temporary sales trailer over the site where building #1 is proposed. It is the intent of the builder to utilize building #2 for models during their sales period. Sales will continue in the trailer until sell out or until construction of building #1 begins.

STAFF RECOMMENDATIONS:

Approval subject to the following:

1. Applicant to construct proposed 8 foot concrete wall at the south property line prior to issuance for building permit for vertical construction of townhouse units.
2. Garages must be utilized for the storage of vehicles and cannot be converted to living space.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Alicia Lewis, attorney 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 members of the Planning and Zoning Board spoke:

Chairman Rose, Members Girello, Gonzalez

The following member of staff spoke:

Joseph Yaciuk, Planning Administrator

The following member of the public spoke:

Alicia Lewis, attorney representing the petitioner

On a motion by Vice Chairman Jacob, seconded by Member Gonzalez, to approve, as recommended by staff, the Siena Townhomes site plan application (SP 2018-07), the following vote was recorded:

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

NAY: None

Motion Passed

**NEW BUSINESS:**

**NON-QUASI-JUDICIAL ITEMS:**

- 5. **SN 2018-09, Mod Pizza**, 11255 Pines Boulevard, sign application.

Hope Calhoun, attorney 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:

**PROJECT DESCRIPTION / BACKGROUND**

On March 16, 2017 the Planning and Zoning Board approved SP 2016-20, a 4,500 square foot multi-tenant outbuilding to the existing Target Center. The building is currently built and occupied by Starbucks (currently open) and MOD Pizza (coming soon). Treehouse Assets LLC

is requesting on behalf of MOD Pizza a 202 square foot multi-colored supergraphic located on the east elevation of the building. City Code permits supergraphics to be placed on any building face, but the graphic shall not exceed 25% of the area of the primary building face. The current area of the building face is 1335 square feet which would allow for a maximum of 334 square feet. The supergraphic will be painted SW 7048 Urbane Bronze and SW 6938 Synergy.

Ordinance #1919, which revised the current sign code (155.315-155.331) was passed by City Commission November 19, 2018. Section 155.324 (H) permits supergraphics subject to Planning and Zoning Board approval upon satisfaction of the following criteria:

- (1) The proposed material must be of durable nature.
- (2) The proposed general design, arrangement, texture, material, colors, lighting, placement, and the appropriateness of the proposed supergraphic must rationally relate to other signs and the other structures, both on the premises and in the surrounding areas.
- (3) The supergraphic shall contain no lettering or business identification or logo or symbol used as a sign.
- (4) The supergraphic must be consistent with the intent, purposes, standards, and criteria of the city's sign regulations.
- (5) The number of items (scenes, symbols, shapes) shall be consistent with the amount of information which can be comprehended by the viewer and shall avoid visual clutter.
- (6) The shape of the supergraphic shall not create visual clutter.
- (7) The size, style, and location of the supergraphic shall be appropriate to the activity of the message.
- (8) The supergraphic shall compliment the building and adjacent buildings by being designed and placed to enhance the structure.
- (9) The supergraphic should be consolidated into a minimum number of elements.
- (10) No additional or increased lighting shall be permitted which would cause attention to be focused upon the supergraphic. Normal wall lighting, at the intensity as for unadorned walls, may be provided.
- (11) The supergraphic may be placed on any building face but shall not exceed 25% of the area of the primary building face.

Staff has reviewed the proposal and finds that the supergraphic meets the criteria listed above.

**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:

Chairman Rose, Members Gonzalez, Labate

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:

Hope Calhoun, attorney representing the petitioner

Member Girello moved to approve, as recommended by staff, the Mod Pizza (SN 2018-09) sign application. Vice Chairman Jacob seconded the motion.

The following members of the Planning and Zoning Board spoke:

Vice Chairman Jacob, Member Girello

The following member of the public spoke:

Hope Calhoun, attorney representing the petitioner

On the motion by Member Girello, seconded by Vice Chairman Jacob, to approve, as recommended by staff, the Mod Pizza (SN 2018-09) sign application, the following vote was recorded:

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

NAY: None

Motion Passed

6. **MSC 2018-22, Nowtech Preschool**, 1600 S Hiatus Road, installation of playground with associated safety fencing, miscellaneous request.

Junior James, 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 Village of Mayfair shopping center was approved by City Commission (SP 2006-53) on April 18, 2007. Modifications to the site plan were made in 2007, 2008, 2010, 2014 and 2015.

Nowtech Preschool is a new tenant at the Village of Mayfair located at 1600 S Hiatus Road. As part of their buildout, the applicant for Nowtech is requesting the approval of a 2,800 square feet playground to be located in a vacant area adjacent to their tenant bay at the northwest corner of building 6.

The Planning and Zoning Board at its May 24, 2018 approved a variance for this property (ZV 2018-01), allowing for 2,451 square feet of outdoor play area, rather than 3,500 square feet required by code section 118.20(D).

**BUILDINGS / STRUCTURES:**

The playground will contain two playground systems.

- Port Angeles playground System
  - Multicolored (Red, Green, Blue, Yellow, Brown)
  - 14' 10" tall, 17'-3" wide x 16'-8" long.
- Banana Split Playground System
  - Multicolored (Red, Green, Blue, Yellow, Brown)
  - 13' tall, 9'-11" wide x 13'-9" long.

The play area will be enclosed by 6' tall black aluminum fence and the ground will be covered with artificial turf.

No other equipment or structures are being proposed at this time.

**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:

Chairman Rose, Member Girello, Gonzalez

The following member of staff spoke:

Joseph Yaciuk, Planning Administrator

The following member of the public spoke:

Junior James, the petitioner

On a motion by Member Girello, seconded by Member Gonzalez, to approve, as recommended by staff, the Nowtech Preschool (MSC 2018-22) miscellaneous request, the following vote was recorded:

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

NAY: None

Motion Passed

- MSC 2018-25, Shops at Pembroke Gardens**, 527 SW 145 Terrace, installation of a dog park (behind building 3000) with associated fencing, water fountains and seating for pet owners, miscellaneous request.

Annette Alvarez, 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 Shops at Pembroke Gardens lifestyle center site plan was originally approved by City Commission on June 7, 2006. The current site consists of 15 commercial buildings with associated parking, lighting, traffic circulation and signage.

The applicant seeks approval to construct a 1,650 square foot dog park within an existing landscaped area east of building 3000. The applicant will install 1,315 lineal feet of four foot high perimeter fence around the proposed dog park and add three benches, a paver walkway, and a

dog water fountain inside the park area. The existing palm trees within the proposed dog park will remain as a result 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:

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

The following member of the public spoke:

Annette Alvarez, representing the petitioner

On a motion by Member Girello, seconded by Member Labate, to approve, as recommended by staff, the Shops at Pembroke Gardens (MSC 2018-25) miscellaneous request, the following vote was recorded:

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

NAY: None

Motion Passed

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

Member Gonzalez spoke in reference to the new formatting of the minutes.

The following members of the Planning and Zoning Board spoke in reference to the new formatting of the minutes and staff reports:

Chairman Rose, Member Gonzalez, Alternate Member Lippman

The following member of staff spoke in reference to the new minutes and staff reports:

Michael Stamm, Jr., Planning and Economic Development Director

Vice Chairman Jacob spoke in reference to the parking circulation and the designated

parking signs at Metro Diner.

The following member of staff spoke in reference to the new minutes and staff reports:

Michael Stamm, Jr., Planning and Economic Development Director

Member Girello noted the Publix located in the Village Square Shopping Center should be ready to open in January.

Member Girello questioned the status of replacing the stop sign behind Goodwill at the Flamingo Shopping Center.

The following member of staff spoke in reference to the status of replacing the stop sign behind Goodwill at the Flamingo Shopping Center:

Michael Stamm, Jr., Planning and Economic Development Director

Chairman Rose spoke in reference to the appeal process for items denied by the board.

The following members of staff spoke in reference to the appeal process for items denied by the board:

Dean Piper, Zoning Administrator  
Brian Sherman, Assistant City Attorney

**ITEMS AT THE REQUEST OF STAFF:**

Michael Stamm, Jr., Planning and Economic Development Director spoke in reference to handicap parking and accessible paths.

The following members of the Planning and Zoning Board spoke in reference to handicap parking and accessibility to paths:

Member Gonzalez, Alternate Member Lippman

**ITEMS AT THE REQUEST OF THE PUBLIC:**

Jack McCluskey, resident Pembroke Pines, noted that the recent City Connect stated that tree removal applications go through the Engineering Department.

**ADJOURN:**

Chairman Rose adjourned the meeting at 8:59 p.m.

**ADJOURNED:**

8:59 P.M.

Respectfully submitted:

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Sheryl McCoy  
Board Secretary