

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, March 28, 2019

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 Vice Chairman Jacob, at 6:30 p.m., Thursday, March 28, 2019, at the Charles F. Dodge Pembroke Pines City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

ROLL CALL

Present to-wit: Vice Chairman Jacob, Members Gonzalez, Labate, and Alternate Member Taylor. Absent: Chairman Rose, 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.

NOTE:

Vice Chairman Jacob informed the public and the petitioners that three aye votes are required for an item to pass. If any petitioner wishes they can defer their items to a later meeting date.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted.

APPROVAL OF MINUTES:

[19-0326](#)

February 28, 2019

On a motion by Member Labate, seconded by Member Gonzalez, to approve, the minutes of the February 28, 2019 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

CONSENT AGENDA:

Vice Chairman Jacob inquired if any members wished to pull any items for discussion. No items were pulled for discussion.

Vice Chairman Jacob inquired if there was anyone from the public who wished to speak either for or against these items. No one wished to speak.

1. [19-0327](#) SN 2019-03, LA Fitness, 1900 N Flamingo Road, sign plan application.
(Cole)

PROJECT DESCRIPTION / BACKGROUND:

City Commission on April 7, 1999 approved the LA Fitness building as part of the Flamingo Falls Retail Center site plan (SP-98-81). The Board of Adjustment on June 1, 2000 approved Zoning Variance (ZV 2000-18) which allowed LA Fitness to have on 96 square foot sign on the east elevation, 24 square feet on the north elevation, and 16 square feet on south elevation.

The applicant is proposing to remove all previously approved building signage and replace it with two, 57.92 square foot, internally illuminated channel letter wall signs reading, "LA FITNESS" in blue. One sign will be located on the east elevation and the second will be located on the south elevation. The proposed signs are consistent with current sign code.

Should the Planning and Zoning Board approve the request, the previously approved sign variance will no longer be in affect for the subject property. The applicant provides an email acknowledging such request.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds that the proposed changes meet code requirements. Staff therefore recommends approval of this application subject to voiding of the underlying sign variance (ZV 2000-18) which will no longer be in use.

Staff recommends approval.

On a motion by Alternate Member Taylor, seconded by Member Labate, to approve, as recommended by staff, consent agenda item numbers 1 (SN 2019-03, LA Fitness) and 2 (MSC 2019-04, Shops at Pembroke Gardens), the following vote was recorded:

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

NAY: None

Motion Passed

2. [19-0333](#)

MSC 2019-04, Shops at Pembroke Gardens, addition of two (2) trellis seating areas and removal of sign criteria from creating a master sign plan, miscellaneous request. (Cole)

PROJECT DESCRIPTION / BACKGROUND

Annette Alvarez, agent for Shops at Pembroke Gardens submitted an application requesting approval for 2 trellises and corresponding seating. Additionally, the applicant is requesting approval for the creation of a Master Sign Plan for the Shops at Pembroke Gardens.

On March 1, 2006, the City Commission adopted Ordinance No. 1539 approving the Planned Commercial Development (PCD) with design guidelines for the Shops at Pembroke Gardens. The PCD design guidelines were later amended by the City Commission pursuant to Ordinance No. 1571 adopted on February

7, 2007, Ordinance No. 1655 adopted on December 9, 2009, and Ordinance 1843 adopted on March 16, 2016. A related application (ZC 2018-03) will be heard concurrently at tonight's meeting. ZC 2018-03 amends the current PCD guidelines allowing for the creation of a Master Sign Plan for the Shops of Pembroke Gardens.

BUILDINGS / STRUCTURES:

The applicant is proposing 2 trellises, located on the northeast and northwest corner of the SW 145th Terrace and SW 5th Street intersection.

The 8'-8" tall 8'-6" x 18' Trellises will have seating placed beneath them. Additionally, around the side and rear of the trellis will be a 2' edge of green island ficus. The trellis itself will be covered with 10' – 15' of bougainvillea, providing instant coverage at installation.

SIGNAGE:

The applicant is requesting the approval of a master sign plan. The existing sign criteria in the PCD guidelines has been migrated into the new Master Sign Plan. In addition, the following new sign criteria is being proposed:

- Permanent Signage
 - o Primary, Secondary, Project and Monument
 - ☐ Monument – I-75 Monument sign
 - Allowance of 2 future digital message centers to be located on the I-75 Monument Tower.
 - There shall be one digital message center facing north and the second facing south.
 - The images will be static and rotating per FDOT and City regulations.
 - ☐ Monument – Hotel (Provision for Future Development / Redevelopment)
 - A potential future hotel, shall be permitted one freestanding monument sign along I-75.
 - o Directory Signage
 - ☐ Formally permit up to 15 directory signs, of which some digital directory signs have already been installed.
 - ☐ Signage may be either static or digital (recently installed).
 - o Retailer Signage
 - ☐ Permit attached building signage on the rear of tenant bays, where an active entrance exists. This signage shall be classified as secondary signage.
 - o Entry Arches with Signs
 - ☐ 4 Aluminum arches located at intersections throughout the center
 - ☐ Archways may include LED accent lighting
 - o Murals and Super Graphics
 - ☐ The size of murals and super graphics shall be appropriate to the architectural elevation to which they are placed on.
 - ☐ Mural and super graphics cannot include any branding, logos, text or other form of advertising or identity for a specific tenant or brand.
 - ☐ Murals and super graphics shall not exceed 80% of the total façade area.
 - ☐ Murals and super graphics may be created in a pictorial or graphic manner.
 - o Exterior Menu Boards at Restaurants
 - ☐ Number of signs: One freestanding, double faced menu board
 - ☐ Must be located within 6' of the tenants front entrance

- ☐ Maximum height: 3'-6"
- ☐ Maximum Width: 2'-0"
- ☐ Menu boards can be incorporated into the storefront and shall not exceed 6 square feet.
 - o Time Limited Parking Signs
- ☐ Signs shall be 1.5 square feet in size.
 - Temporary Signage
- o Wall Signage
- ☐ Seasonal Store / Pop up store
 - For tenants with a lease term up to 6 months.
 - Signage shall consist of temporary foam FCO individually mounted letters
 - Maximum size: 2 square feet per linear foot of store frontage.
- ☐ Banners
 - Shall conform with the Pembroke Pines City Code of Ordinances
- o Construction Barricade and Wraps
- ☐ All tenants under constructions must install a construction barricade or full storefront wrap.
- ☐ Height: Minimum of 4', Maximum of 8'
- ☐ A minimum of 2' x 2' clear opening must be left on the door for security purposes.
 - o Event / Brand Banners
- ☐ Location: On street light poles throughout the center determined by the landlord/owner
- ☐ Seasonal and project banners may be installed by the landlord which will take precedent over tenant banners
- ☐ Maximum size: 24" wide x 31" tall
- ☐ Duration: no more than 30 days per tenant.
 - Prohibited Signage
- o Under canopy signage attached to the underside of the awning or canopy
- o Animated moving or signs with moving or flashing lights, strobes, lights races.
- o Fluorescently illuminated signs
- o Cloth, wood paper or cardboard signs, stickers, decals, handwritten, or temporary painted signs.
- o Signs utilizing a sound or noise making devices
- o Vehicle and/or trailer mounted signs driven around or through The Shops at Pembroke Gardens
- o Exposed Neon
- o Advertising devices using a hot air balloon, inflatable signs or object, or any aerial device, illuminated or non-illuminated.
- o Sandblasting, etching or other permanent application of a window graphic.

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

1. Approval of trellises and corresponding seating.
2. Approval of the Master Sign Plan, subject to the adoption of ZC 2018-03 which allows for the creation of a Master Sign Plan.

On a motion by Alternate Member Taylor, seconded by Member Labate, to approve, as recommended by staff, consent agenda item numbers 1 (SN

2019-03, LA Fitness) and 2 (MSC 2019-04, Shops at Pembroke Gardens), the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

PUBLIC HEARINGS AND REGULAR ITEMS:

3. [19-0328](#) **ZC 2018-03**, The purpose of this Public Hearing is to consider, at the request of JRAHHF Venture LLC, a proposal to amend the design guidelines of the Planned Commercial District (PCD) for the Shops at Pembroke Gardens (ZC 2018-03) property generally located south of Pines Boulevard and west of SW 145 Avenue. (Joseph)

(This will be heard as regular agenda item number 4.)

Brian Sherman, Assistant City Attorney, stated the purpose of this Public Hearing is to consider, at the request of JRAHHF Venture LLC, a proposal to amend the design guidelines of the Planned Commercial District (PCD) for the Shops at Pembroke Gardens (ZC 2018-03) property generally located south of Pines Boulevard and west of SW 145 Avenue.

Vice Chairman Jacob 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 Gonzalez, seconded by Member Labate, to close the Public Hearing, the following vote was recorded:

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

NAY: None

Motion Passed

Brian Sherman, Assistant City Attorney, stated this will be heard as regular agenda item number 4.

4. [19-0329](#) **ZC 2018-03**, The purpose of this item is to transmit, at the request of JRAHHF Venture LLC, a recommendation to the City Commission, as recommended by staff, the proposal to amend the design guidelines of the Planned Commercial District (PCD) for the Shops at Pembroke Gardens (ZC 2018-03) property generally located south of Pines Boulevard and west of SW 145 Avenue. (Joseph)

Brian Sherman, Assistant City Attorney, stated the purpose of this item is to transmit a recommendation to the City Commission, at the request of JRAHHF Venture LLC, as recommended by staff, the proposal to amend the design guidelines of the Planned Commercial District (PCD) for the Shops at Pembroke Gardens (ZC 2018-03) property generally located south of Pines Boulevard and west of SW 145 Avenue.

The following staff report was entered for the record:

PROJECT DESCRIPTION / BACKGROUND:

Annette Alvarez, agent for Shops at Pembroke Gardens submitted an application to amend the existing design guidelines for the Shops at Pembroke Gardens Planned Commercial Development guidelines. The applicant requests the following general changes to the existing design guidelines:

1. Removing the sign regulations from the guidelines in favor of a master sign plan to be reviewed under separate application.
2. Miscellaneous revisions / additions to guidelines, exhibits, and processes in order to accommodate the Shops at Pembroke Gardens management future operations or potential development / redevelopment projects.

On March 1, 2006, the City Commission adopted Ordinance No. 1539 approving the Planned Commercial Development (PCD) with design guidelines for the Shops at Pembroke Gardens. The PCD design guidelines were later amended by the City Commission pursuant to Ordinance No. 1571 adopted on February 7, 2007, Ordinance No. 1655 adopted on December 9, 2009, and Ordinance 1843 adopted on March 16, 2016.

The following specific changes are proposed to the guidelines:

- Table of Contents – Section 6 (Graphics and Design Guidelines) have been removed to allow for a master sign plan to be created via separate document.
- Page 1-1 - Introduction - Noted location change west of 145th Ave. Also, noted decision to submit Master Sign Plan.
- Page 2-1 - Definitions: Included definition for Digital Sign and note digital signage change to Directory Sign.
- Page 2-2 - Added definition for Hotel (Provision for Future Development / Redevelopment).
- Page 2-3 - Added Definition for Parking Garage. (Provision for Future Development / Redevelopment).
- Page 2-4 - Adjusted hours for serving alcoholic beverages to meet customer requests for Brunch Service and to coincide with current code specifications.
- Page 2-5 – Extended restaurant bar alcohol sales hours to allow for early brunch sales.
- Page 3-1- General change to Farmer's Market location. Not restricted to Fountain, left to management discretion as best meets the needs of the property and consumer.
- Page 3-2 - Sidewalks: Allow provision for possible tenant storefront pop-out features, with Planning and Zoning approval and while maintaining 10' of sidewalk walkway.

- Page 3-2 – Streetscape: Added the option for trellises and archways to be used at various locations throughout the center as depicted in exhibit 6.
- Page 3-3 - Creation of a matrix for all future proposals on site: (Provision for Future Development / Redevelopment).
 - o P&Z review for facades and signs
 - o P&Z review for expansions of buildings under 50' tall
 - o P&Z and City Commission review for all existing building expansions 50' or taller
 - o P&Z and City Commission review for all new freestanding buildings
 - o P&Z review for miscellaneous site and parking modifications
 - o All other changes to be determined by Administration.
- Page 3-3 – Increase in height allowances for the following structures: (Provision for Future Development / Redevelopment).
 - o Anchor retailer – 60 feet maximum (from 45 feet currently)
 - o Four corners retailers – 60 feet maximum (from 46 feet currently)
 - o Inline tenant – 45 feet maximum (under 10,000 square feet) (from 30 feet currently)
 - o Inline tenant - 60 feet maximum (10,000 square feet or above) (from 40 feet currently)
 - o Perimeter Building – 60 feet maximum (from 41 feet currently)
 - o Hotel or parking garage may have a maximum height of 100 feet and a minimum height of 26 feet (Provision for Future Development / Redevelopment).
- Page 3-5 – Motorcycle parking permitted as designated in Exhibit 4 and size of each space.
- Page 3-5 – Electric Vehicle Charging Station permitted and designated Exhibit 5.
- Page 3-5 – Allowance of up to 4 valet stations as designated on Exhibit 3.
- Page 3-5, 3-6 – Modify existing merchandise pickup parking to Time Limited / To Go parking.
- Page 3-6, 3-7 – Allowable outside business activities to formally include Partnership events or performances and farmers market.
- Page 3-7, 3-8 – Allowance for a future performance area to be designated by Shops management. (Provision for Future Development / Redevelopment).
- Page 3-9 – Formal acknowledgement of bicycle racks and dog park locations as determined in Exhibit 6 and 7.
- Page 5-2 - Clarification of ten foot clear walkway requirement and allowance for architectural projections (popout features) on tenant bays. (Provision for Future Development / Redevelopment).
- Page 6-1 – Removal of previously approved sign regulations from the design guidelines and allowance for the creation of a master sign plan under separate application.
- General grammar, formatting, and spelling corrections throughout the document.
- Exhibits Page: Revised accordingly due to removal of Sign Exhibits. New Exhibits added include:
 - o Exhibit 1 – Updated Conceptual Master Plan
 - o Exhibit 2 – Updated Kiosk Plan
 - o Exhibit 3 – Updated Valet Parking Plan
 - o Exhibit 4 – Motorcycle Parking
 - o Exhibit 5 – EV Charging Stations
 - o Exhibit 6 – Bicycle Racks
 - o Exhibit 7 – Dog Park
 - o Exhibit 8 – Time Limited Parking Plan

- o Exhibit 9– Fixture Plan (Conceptual Digital LED Screen Locations, Digital Directory Units, Trellises, Archways)
- o Exhibit 10 –Light Fixtures and Specifications (No Change)
- o Exhibit 11 – Material and Color specifications (No Change)
- o Exhibit 12 – Rear and side elevations (No Change)

STAFF RECOMMENDATION:

Transmit to the City Commission with a favorable recommendation.

Vice Chairman Jacob 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, 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:

Annette Alvarez, representing the petitioner

On a motion by Member Labate, seconded by Alternate Member Taylor, to transmit, as recommended by staff, the Shops at Pembroke Gardens (ZC 2018-03) zoning change request, to the City Commission with a favorable recommendation, the following vote was recorded:

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

NAY: None

Motion Passed

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

5. [19-0330](#) **MSC 2018-27, Auto Detailing at Chevron**, 10255 Pines Boulevard, installation of a hand carwash canopy with associated parking, miscellaneous request. (Christian)

Brian Sherman, Assistant City Attorney, read the item into the record.

Diana Dalley, representing the petitioner, addressed the Planning and Zoning Board. She gave a brief overview of the proposed miscellaneous request.

The following staff report was entered into the record:

PROJECT DESCRIPTION/BACKGROUND:

Diana Dalley, agent, is requesting approval to install a permanent awing metal structure at the Chevron service station located at 10255 Pines Boulevard, east corner of Pines Boulevard and access road into Pembroke Place Shopping Center (originally approved as "K-mart Shopping Center"). The freestanding structure will be installed to the west side of the service station parcel for drying and buffing of cars only, washing of vehicles will continue to be performed inside the existing carwash tunnel, directly behind the convenience store building.

The existing service station was originally approved by the Planning and Zoning Board and built for the Chevron in the year 1993. In 2003, the Board approved color and signage modifications for the convenience store, rebranding it from the originally approved Chevron Food Mart to 7-Eleven colors and signs, as per the nationally registered trademark. Lastly, in 2006 the fueling canopies fascia were painted and illuminated with wall washing lighting to the west and east elevations with Chevron nationally registered colors and logos, accordingly.

BUILDINGS / STRUCTURES:

The applicant proposes an 11'-0" tall, 18'-0" x 30'-0" free standing anodized metal structure with Chevron Blue fabric top for a total of 540 Square Feet.

PARKING:

The applicant will be adding (3) parallel parking stalls to the south side of the property for a total of 11 parking spaces, where per City Ordinance 3.5/1,000 parking spaces are required for the convenience store and 2 parking spaces for the ancillary use as allowed by City Code -155.149 (B) (9) (d) - for a grand total of 11 parking spaces on the parcel. Furthermore, per City's Engineering request, applicant will be marking and re-striping the existing parking lot.

No other change are being proposed at this time

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and finds the proposed changes meet code requirements. Staff therefore recommends approval of this application.

Vice Chairman Jacob 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, 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:

Diana Dalley, representing the petitioner

On the motion by Alternate Member Taylor, seconded by Member Labate, to approve, as recommended by staff, the Auto Detailing at Chevron (MSC 2018-27) miscellaneous request, the following vote was recorded:

AYE: Members Gonzalez, Labate, Alternate Member Taylor

NAY: Vice Chairman Jacob

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

Member Gonzalez spoke in reference to building permit fees.

The following members of the Planning and Zoning Board spoke in reference to building permit fees and inspection process:

Member Gonzalez, Labate

The following member of staff spoke in reference to the building permit fees and inspection process:

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

Member Gonzalez spoke in reference to the removal of trees behind the houses in Durango Estates along the east side of 199 Avenue.

The following members of the Planning and Zoning Board spoke in reference to the removal of trees behind the houses in Durango Estates along the east side of 199 Avenue:

Vice Chairman Jacob, Member Gonzalez

The following member of staff spoke in reference to the removal of trees behind the houses in Durango Estates along the east side of 199 Avenue:

Michael Stamm, Jr., Planning and Economic Development Director

On a motion by Member Gonzalez, seconded by Alternate Member Taylor, to excuse Chairman Rose from the February 28, 2019 meeting and to excuse Chairman Rose, Member Girello, and Alternate Member Lippman from this meeting, the following vote was recorded:

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

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE PUBLIC:

Lee Golditch, resident Pembroke Pines, spoke in reference to Cambridge Academy (formerly known as Kidz Choice Charter School). He noted for the record that approximately 2 ½ years ago a playground was installed without permits and it is directly behind his home. He gave a brief history on the status of the playground project.

Brian Sherman, Assistant City Attorney, explained proceedings and noted the Planning and Zoning Board cannot speak on this item tonight.

ADJOURNMENT:

Vice Chairman Jacob adjourned the meeting at 7:20 p.m.

ADJOURNED:

7:20 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary