

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, April 11, 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 Chairman Rose, at 6:30 p.m., Thursday, April 11, 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: 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; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

(Secretary’s Note: Alternate Member Taylor arrived at 6:50 p.m.)

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

[19-0408](#)

March 28, 2019

On a motion by Vice Chairman Jacob, seconded by Member Labate, to approve, the minutes of the March 28, 2019 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

PUBLIC HEARINGS:

Chairman Rose stated staff has requested deferral of Public Hearing item number 1 and the associated regular item number 2 to the April 25, 2019 meeting.

On a motion by Member Girello, seconded by Vice Chairman Jacob, to defer Public Hearing item number 1 and the associated regular item number 2 to the April 25, 2019 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

1. [19-0409](#) **PH 2018-01**, The purpose of this Public Hearing is to provide certain text amendments to the adopted Comprehensive Plan pertaining to the Future Land Use, Conservation, Public School Facility, and Capital Improvements Adoption Elements. (Sharon)

(See public hearing / regular agenda item number 2.)

Public Hearing item PH 2018-01 was deferred to the April 25, 2019 meeting.

NEW BUSINESS:

PUBLIC HEARINGS / REGULAR ITEMS:

2. [19-0410](#) **PH 2018-01**, The purpose of this item is to transmit, at the request of staff, certain text amendments to the adopted Comprehensive Plan pertaining to the Future Land Use, Conservation, Public School Facility, and Capital Improvements Adoption Elements. (Sharon)

Public Hearing / Regular item PH 2018-01 was deferred to the April 25, 2019 meeting.

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

3. [19-0411](#) **SUB 2018-02, TD Bank at Cobblestone Plaza**, 14836 Pines Boulevard, plat application. (Joseph)

Ron Beasley, representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed plat application.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND

Paul E. Brewer, agent for property owner KRG CREC/KS Pembroke Pines, LLC, seeks plat approval for the TD Bank at Cobblestone Plaza Plat located at 14836 Pines Boulevard. The plat will be restricted to 3,938 square feet of existing bank use. The owner is requesting that the bank property be re-platted and that the note remain reflective of existing development.

The subject +-1 acre site is currently developed as a bank. The City Commission at its November 1, 2006 meeting approved the +- 22 acre Cobblestone Plaza plat (Resolution 3117) which included this property. The Planning and Zoning Board at its May 10, 2012 meeting voted to approve a variance allowing the bank building to exceed out parcel building height requirements (ZV 2012-11). The Planning and Zoning Board on June 14, 2012 approved the existing site plan for the bank building.

A plat note amendment to the Cobblestone Plaza plat will be heard concurrently at City Commission. The plat note will remove 3,398 square feet of commercial use from that plat, allowing for the transfer of development to this new plat with no net increase in development requested.

BUILDINGS / STRUCTURES:

The TD Bank building currently exists on site. No new development is proposed. The proposed plat note reflects existing development. Therefore, a plat note amendment would be required should the bank wish to expand in the future.

ACCESS:

Access to this site will continue to remain through the approved shopping center.

OTHER SITE FEATURES:

No changes to the Cobblestone Plaza shopping center or bank are proposed as a result of this change. The existing bank will continue to function as part of the shopping center from zoning perspective.

STAFF RECOMMENDATION:

Transmit to City Commission with a favorable recommendation.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item. No one wished to speak.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob
Members Girello, 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:

Ron Beasley, representing the petitioner

On a motion by Member Labate, seconded by Member Girello, to transmit, as recommended by staff, the TD Bank at Cobblestone Plaza (SUB 2018-02) application, to the City Commission with a favorable recommendation, the following vote was recorded:

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

NAY: None

Motion Passed

- 4. [19-0415](#) **MSC 2018-05, Mr. Pro Carwash Detail at Marathon Service Station, 18401 Pines Boulevard, installation of carwash canopies with**

associated parking and signage, miscellaneous request. (Christian)

Chairman Rose noted the petitioner for this item was not present at this time.

It was the consensus of the Planning and Zoning Board members to hear this item later in the meeting.

5. [19-0416](#) **MSC 2019-08, Sheridan Palms Business Park**, 20900, 20950, 21000, 21050 Sheridan Street, color, architectural, and site modifications, miscellaneous request. (Cole)

Diego Martinez, 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:

Commercial Property Group, agent is requesting approval of architectural, color, and site modifications to the Sheridan Palms Business Park located at 20900 – 21050 Sheridan Street.

The City Commission approved the Sheridan Palms Business Park site plan (SP 2006-01) at its October 4, 2006 meeting consisting of 4 identical office/warehouse buildings with associated site features. Modifications were made to the site plan in 2007 (Façade and site modifications) and 2009 (addition of a second entrance driveway). Phase 1 of this project, which consisted of the two easternmost buildings with associated parking, circulation, and landscaping was completed between 2008 and 2009. Phase 2, which consists of the two westernmost buildings with associated parking, circulation, and landscaping is currently under construction.

BUILDINGS / STRUCTURES:

The applicant proposes a color change to the following to all 4 buildings on site:

- Main Body – Drift of Mist (SW 9166)
- Bay Entryways – Gale Force (SW 7605)
- Columns – Pavilion Beige (SW 7512)

In addition, the applicant requests to replace the previously approved fabric canopies over each of the tenant entrances of all 4 buildings with aluminum canopies.

PARKING:

The applicant is proposing to modify the parking lot landscape islands within Phase 2 of the project. Phase 2 parking islands will be combined and enlarged to meet current code standards, allowing for more green space per parking island. The parking lot modifications will result in the applicant providing 351 parking spaces the entire site. City Code requires 246 parking spaces to be provided on this site based on current use.

SIGNAGE:

The colors for the existing monument sign shall be painted to be consistent with the buildings. The existing monument sign black text reading “Sheridan Palms” will be replaced with silver letters to be more compatible with the color scheme. All other existing text shall remain.

LANDSCAPING:

The applicant proposes the addition of 190 trees, 18 palms, and 3,067 shrubs on the property as part of the phase 2 parking modifications contemplated with this application.

- Primary species of trees include: *Chrysophyllum oliviforme* / Satinleaf, *Bulnesia arborea* / Yellow Verawood, and *Bursera simaruba*.
- Primary species of palms is *Veitchia montgomeryana* / Montgomery Palms.
- Primary species of shrubs include *Chrysobalanus icaco* / Cocoplum, *Clusia guttifera* / Small Leaf Clusia, and *Muhlenbergia capillaris* / Muhly grass.

In addition, the owner will be replacing 24 Crepe Myrtles from phase 1 at the request of staff.

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.

On a motion by Vice Chairman Jacob, seconded by Member Girello, to approve, as recommended by staff, the Sheridan Palms Business Park (MSC 2019-08) 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:

6. [19-0417](#) Discussion on **Annual Board Report**.

The following members of the Planning and Zoning Board spoke in reference to the annual board report:

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

Alternate Member Lippman spoke in reference to addressing bicycle safety issues.

Michael Stamm, Jr., Planning and Economic Development Director, spoke in reference to the previous mobility workshop in which bicycle lanes and safety were discussed.

It was the consensus of the Planning and Zoning Board to include addressing bicycle lanes and safety concerns to the annual board report.

ITEMS AT THE REQUEST OF THE BOARD CONTINUED:

Vice Chairman Jacob questioned the status of the signs in the parking lot at Metro Diner.

Michael Stamm, Jr., Planning and Economic Development Director, noted that they have received a code violation.

Member Girello spoke in reference to the missing stop sign behind Goodwill.

Michael Stamm, Jr., Planning and Economic Development Director, noted that engineering has been working with the owners.

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS CONTINUATION:

- 4. [19-0415](#) **MSC 2018-05, Mr. Pro Carwash Detail at Marathon Service Station, 18401 Pines Boulevard, installation of carwash canopies with associated parking and signage, miscellaneous request. (Christian)**

Paula Rodriguez, 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:

Paula Rodriguez, agent, is requesting approval to utilize the existing awnings at the Marathon service station located at 18401 Pines Boulevard. The (2) structures are attached to the entrance and to the exit of the existing carwash tunnel building located to the east of the property. Customers will be received at the entrance of the carwash to the south of the parcel, where the interior car vacuuming is completed then, the car will be placed inside the tunnel to be washed and, finally the drying of the vehicle will be completed under the exit awning.

The existing service station, convenience store and tunnel buildings were originally approved by the Planning and Zoning Board and built for Amoco in 1989 (SP 89-09). In the following years, color and sign modifications for the buildings were presented and approved by the Board, re-branding from the originally approved Amoco to BP to Marathon as per the nationally registered trademarks. In 2012, the Board heard and approved an 18'-0" x 30'-0" metal frame awning with green top to the south of the parcel and the addition (3) 45 degree parking spaces to the west of the property for BP Gas, however, the canopy was never built and consequently that application expired.

BUILDINGS / STRUCTURES:

The applicant proposes to utilize (2) existing awnings with "Marathon Blue" top at the entry and exit points of the car wash tunnel building. The metal frame awnings were installed between the years 2013-2014 without City Approvals. Mr. Pro Carwash, new business operator, is taking the first step to legalize the following existing structures:

Awning Locations - Entry

Height - 9'-4"

Dimensions - 37'-11" x 26'-8"

Awning Locations - Exit

Height - 9'-4"

Dimensions - 6'-0" x 13'-9"

PARKING:

The applicant will be adding (1) 45 degree parking space along the west side of the property for a total of (9) parking spaces in the parcel where by City Code -155.251- (5) parking spaces are required for the convenience shop and (4) for detail carwash. In addition, per City's Engineering request, applicant will be marking, re-striping and replacing traffic signs in the parking field.

SIGNAGE:

The applicant proposes (1) sign on the west elevation of the car wash tunnel building and (1) to the west elevation of the proposed "L" shape awning, both in vinyl white lettering. Aggregate sign area on site will be for 34.8 square feet where by City Code -155.324 (C) (4) (a) - 36 square feet of sign area is allowed. Sign Inventory

Existing:

MARATHON

Elevation:

South

Square Feet:

7.75

Existing:

SHOP

Elevation:

South

Square Feet:

4.80

New:

CAR WASH

Elevation:

West

Square Feet:

15

New

HAND CAR WASH

Elevation:
West
Square Feet:
7.25

TOTAL SQUARE FEET:
34.8

No other changes are being proposed at this time

STAFF RECOMMENDATION:

Staff has reviewed the proposal and find them consistent with code requirements. Staff recommends approval of this application subject to the completion of required engineering and building permits.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item. No one wished to speak.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following member of the public spoke:

Paula Rodriguez, representing the petitioner

On a motion by Vice Chairman Jacob, seconded by Member Gonzalez, to approve, as recommended by staff, the Mr. Pro Carwash Detail at Marathon Service Station (MSC 2018-05) miscellaneous request, the following vote was recorded:

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

NAY: None

Motion Passed

ADJOURNMENT:

Chairman Rose adjourned the meeting at 7:04 p.m.

ADJOURNED:

7:04 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary