

PLANNING AND ZONING BOARD

CITY OF PEMBROKE PINES, FL

September 17, 2020

The Regular / Virtual Meeting of the Planning and Zoning Board of the City of Pembroke Pines was called to order by Chairman Rose via Cisco Webex Communication Media Technology, at 6:30 p.m., Thursday, September 17, 2020, at the Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL. Present to-wit via Cisco Webex Communication Media Technology for the virtual meeting: 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.

(Secretary's Note: Vice Chairman Jacob joined the Regular / Virtual Meeting but, due to audio issues Alternate Member Lippman became the voting member for this meeting.)

(Secretary's Note: Mayor Ortis and Commissioner Good have both virtually joined the meeting.)

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

On a motion by Member Labate, seconded by Member Girello, to approve, the minutes of the August 13, 2020 meeting, the following vote was recorded:

AYE: Chairman Rose, Members Girello, Gonzalez, Labate
Alternate Member Lippman

NAY: None

Motion Passed

CONSENT AGENDA ITEMS:

Chairman Rose inquired if any members of the board wished to pull any of the consent items for discussion. No items were pulled for discussion.

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

The following staff reports were entered into the record:

1. **SN 2020-07, Extra Space Storage A.K.A. SAFStor**, 18900 Pines Boulevard, sign application.

PROJECT DESCRIPTION / BACKGROUND:

Francesco Falchetti, agent, is requesting approval for the installation of one monument sign and the installation of three wall signs for a new self-storage facility located at 18900 Pines Boulevard. The proposed signage is the result of rebranding to Extra Space Storage.

In 2018, zoning change 2018-01 was approved rezoning the property from B-3 (General Business) to C-1 (Commercial with restrictive covenants). The site was approved as self-storage facility (SAFStor) in 2019 through site plan SP 2018-11. Included within the site plan approval was the following signage, one 23 square foot monument sign, two 48.5 square foot wall signs and one 1.5 square foot directional sign. The site is currently under construction, no signs have been installed.

SIGNAGE:

The applicant is proposing to install a 7' tall monument sign located on the northwest corner of the site adjacent to Pines Boulevard. The proposed sign will have 22 square feet of white copy reading, "ExtraSpace Storage". The following colors are proposed for the sign:

- Main Body: SW 6923 (Festival Green)
- Sign Background: SW 7067 (City Scape)
- Text: White

Simpson's Stopper will be planted around the base of the sign.

Additionally, the applicant is proposing to install the following wall signs

- A 60 square foot internally illuminated channel letter wall sign on the north elevation of the building. The sign will read, “Extra Space Storage” in white copy.
- A 3.6 square foot internally illuminated channel letter sign on the west elevation of the building. The sign will read, “Office” in black copy.
- A 5.6 square foot internally illuminated channel letter sign on the west elevation of the building. The sign will read, “Loading” in black copy.

As a freestanding building, 120 square feet of wall signage is allowed, as well as one 24 square foot monument sign.

No other signage or modifications are proposed for the site.

STAFF RECOMMENDATION:

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

2. **MSC 2020-05, Round 1 Entertainment**, 12055 Pines Boulevard, architectural and signage modifications to the former Sears tenant bay at the Pembroke Lakes Mall, miscellaneous application.

PROJECT DESCRIPTION / BACKGROUND:

City Permit, agent is requesting approval of for architectural and sign modifications to the Round 1 Entertainment tenant (formerly Sears) at the Pembroke Lakes Mall site, located at 12055 Pines Boulevard.

The Pembroke Lakes Mall was approved through SP 88-14. A master sign plan was approved for the mall in 2016 (SN 2016-04).

On May 28, 2020 the Planning and Zoning Board approved ZI 2020-01 which permits a family entertainment center within the vacant Sears space.

BUILDINGS / STRUCTURES:

The applicant is proposing the following modifications are proposed for the tenant bay:

- South entry element
 - Removal of existing sloped tile roof and finishes. The entry features are proposed to be extended to have a flat roof line.
 - Addition of an anodized aluminum awning on the southern entry feature.

- Paint existing stone base elements SW 7047 (Porpoise)
- Installation of ribbed wood panel system (SW 7018 Dovetail) on the middle entry tower.
- Installation of metal cladding (TXG Grey) on eastern and western towers.
- Installation of EIFS to create sign band. Sign area to be painted SW 7028 (Incredible White). Top and bottom of sign band to be painted (SW 7047 Porpoise).
- North entry element
 - Removal of existing sloped tile roof and finishes. The entry features are proposed to be extended to have a flat roof line.
 - Paint existing stone base elements SW 7047 (Porpoise)
 - Installation of ribbed wood panel system (SW 7018 Dovetail) on the middle entry tower.
 - Installation of EIFS to create sign band. Sign area to be painted SW 7028 (Incredible White). Top and bottom of sign band to be painted (SW 7047 Porpoise).
- Remainder of tenant bay
 - Paint the main body SW 7028 (Incredible White)
 - Paint accents SW 7047 (Porpoise)
 - Paint existing exterior doors SW 7015 (Repose Gray)
 - Installation of EIFS cladding painted SW 7047 (Porpoise) on the southern elevation. EIFS will surround graphics which are regulated by the mall's master sign plan.

SIGNAGE:

The Pembroke Lakes Mall master sign plan regulates signage for Mall. The signage include within this plan is for visually illustration only and will be reviewed for compliance with the master sign plan regulations during the building permit process.

LANDSCAPING:

A cluster of four palm trees adjacent to the south elevation of the proposed building to be relocated slightly to the east to accommodate the view of graphics proposed on the building.

STAFF RECOMMENDATION:

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

3. **MSC 2020-11, Raychel Industries**, 21005 Taft Street, color change to existing building, miscellaneous request.

PROJECT DESCRIPTION / BACKGROUND:

Amy Nunez, agent, is requesting approval of a color change to an existing industrial building located at 21005 Taft Street.

The existing industrial building center was approved through site plan SP 2002-13. Modifications were made in 2006 through SP 2006-34 (Adoption of uniform sign plan).

BUILDINGS / STRUCTURES:

The applicant proposes the following colors for the existing industrial building:

- Building Main Body and Dumpster Enclosure: SW 7650 (Ellie Gray)
- Building Accent: SW 9166 (Drift of Mist)
- Doors: SW 7067 (Cityscape)

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

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

It was the consensus of the Planning and Zoning Board to approve, as recommended by staff, Consent Agenda Item numbers 1 (SN 2020-07, Extra Space Storage A.K.A. SAFStor), 2 (MSC 2020-05, Round 1 Entertainment), and 3 (MSC 2020-11, Raychel Industries).

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

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

4. **ZV 2020-04, Ross Dress for Less**, 650 N University Drive, variance request.
5. **ZV 2020-05, Ross Dress for Less**, 650 N University Drive, variance request.

Chairman Rose advised that these are quasi-judicial matters. 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

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petitioner chooses to do so.

He also stated that agenda items numbers 4 and 5 are related. The petitioner can present both items at the same time but, separate votes must be taken for each item.

Mark Branchley, representing the petitioner, waived his right to the quasi-judicial proceedings.

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

The following summaries were entered into the record:

PROJECT DESCRIPTION / BACKGROUND

Mark Branchley, acting as agent for the owner, is requesting two (2) sign variances for Ross Dress for Less at 650 N University Drive (Pembroke Commons). Variance request #ZV 2020-04 is for a maximum of 60 inch high letters instead of the maximum allowed 48 inch high letters and Variance request #ZV 2020-05 is for a total of 310 square feet of signage, instead of the allowed maximum 120 square feet of signage.

Ross Dress for Less received approval for their façade changes (process #MSC 2019-31) by the Planning & Zoning Board on January 23, 2020. They are occupying the vacant space that was previously Office Depot.

VARIANCE REQUEST DETAILS:

ZV 2020-04) To allow 60 inch high letters instead of the maximum allowed 48 inch high letters.

Code Reference: §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:

1. Height (sign copy). Sign copy shall have a maximum of 48 inches;

VARIANCE REQUEST DETAIL:

ZV 2020-05) To allow 310 square feet of signage instead of the allowed maximum 120 square foot of signage.

Code Reference: §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:

Members Girello, Gonzalez

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

On a motion by Member Girello, seconded by Alternate Member Lippman, to grant, as determined by variance criteria "A", ZV 2020-04, (Ross Dress for Less) to allow 60 inch high letters instead of the maximum allowed 48 inch high letters, the following vote was recorded:

AYE: Chairman Rose, Members Girello, Gonzalez, Labate
Alternate Member Lippman

NAY: None

Motion Passed

On a motion by Alternate Member Lippman, seconded by Member Gonzalez, to grant, as determined by variance criteria "A", ZV 2020-05 (Ross Dress for Less) to allow 310 square feet of signage instead of the allowed maximum 120 square foot of signage, the following vote was recorded:

AYE: Chairman Rose, Members Girello, Gonzalez, Labate
Alternate Member Lippman

NAY: None

Motion Passed

6. **SP 2019-04, 16000 Pines Market P-4 (Regions Bank)**, 16000 Pines Boulevard, 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.

Jacqueline Parkinson, representing the petitioner, waived her right to a quasi-judicial proceeding.

Ms. Parkinson 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:

Dynamic Engineering Consultants, agent for owner, 16000 Pines Retail Investments, LLC., requests site plan consideration to update a previously approved commercial shopping center site plan to allow for the development of a bank perimeter building (Perimeter Building 4) with associated drive-thru banking, parking, landscape, and signage. The proposed site plan revises the building layout and design contemplated under original shopping center site plan (SP 2016-14).

The 16000 Pines Market shopping center is generally located south of Pines Boulevard and east of Dykes Road. This property formerly housed the United States Postal Service (USPS) Distribution facility and is being redeveloped at this time.

On November 14, 2016, the City Commission approved a site plan (SP 2016-14) for a portion of this property consisting of the development of a main shopping center building, a post office building and the subject perimeter building (Perimeter Building 4) with associated parking, landscape, traffic circulation and lighting. Several grassed areas were included on the site plan which were to be the site of future perimeter buildings.

The Planning and Zoning Board at its April 25, 2019 meeting approved an amendment to the 16000 Pines Market site plan (SP 2018-08) to allow for the development of two new perimeter

buildings on site (Perimeter Buildings 1 and 2) with associated parking, landscape, infrastructure, pedestrian / traffic circulation modifications to accommodate such development. In addition, the façade of the main shopping center anchor tenants have been updated to reflect the branding of the future tenants.

On January 9, 2020, the Planning and Zoning Board approved the Cheddars Scratch Kitchen (Perimeter Building #3) restaurant site plan (SP 2019-19).

BUILDINGS / STRUCTURES:

The applicant proposes a bank perimeter building for Regions Bank be located at the northeast corner of the shopping center. The proposed bank building will be 15'-3.5" tall (highest point) and 3,026 square feet in size. The building will utilize the following colors / materials which are generally compatible with the main shopping center building:

Proposed Regions Bank building colors / materials:

- **Exterior Color:** Sherwin Williams Snowfall (SW 6000), Sherwin Williams Turkish Coffee (SW 6076)
- **Trim** – Reynobond Scottish Oak (Wood look)
- **Night Depository Area / ATM Areas** – Reynobond Regions Green
- **Aluminum Coping:** Sherwin Williams Turkish Coffee (SW 6076)
- **Base Tile:** Rosa Gres Serena Ocra
- **Canopy, Storefront Metal:** Clear Anodized Aluminum

The applicant proposes a dual ATM drive-thru banking area to the east of the bank which includes two canopies at 11'-6" high. A 7'-4" high mechanical equipment screen will be located near the southeast corner of the building. Colors to match the building.

ACCESS:

Primary access to this project will continue to remain through the approved access drives for this shopping center on Dykes Road (2) and access drives on Pines Boulevard (2).

PARKING:

Parking for the site had been previously approved with the original site plan for the shopping center. As part of this application, the applicant will modified the parking field and traffic circulation to Regions Bank in order to accommodate the building layout and dual drive-thru. The overall shopping center provides for 617 parking spaces where 596 spaces are required based on proposed uses.

SIGNAGE:

No signage is being considered within this proposal. All signs shall be compliant with the previously approved uniform sign plan for this shopping center and will be reviewed at time of building permit.

LANDSCAPING:

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

Landscape for this Regions Bank consists of the following:

- Installation of 3 trees and 417 shrubs and ground covers are proposed on the property. Primary species of trees include Gumbo Limbo and Pigeon Plum. Primary species of shrubs and ground covers include Parson's Juniper, Small Leaf Dwarf Pitch Apple, and Yellow Dwarf Ixora.

OTHER SITE FEATURES:

The lighting for the overall shopping center was approved with the original site submittal. The applicant is requesting to modify the approved lighting by moving certain light poles near the proposed Regions Bank building. The following lighting is proposed for the bank and parking area:

Parking Lot

- 2 poles at with single luminary fixture mounted 30 feet high on west side of Regions parking lot.

- 4 poles with double luminaires mounted 30 feet high to the west, south and east of the proposed Regions building.
- 1 pole with triple luminaires mounted at 30 feet high at the southend of the Regions parking lot.

Building

- 2 under canopy lights at drive up canopies.
- 1 ATM light.

STAFF RECOMMENDATION:

Staff has reviewed the proposed site plan and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

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

The following member of the Planning and Zoning Board spoke:

Member Gonzalez

The following member of the public spoke:

Jacqueline Parkinson, representing the petitioner

On a motion by Member Girello, seconded by Alternate Member Lippman, to approve, as recommended by staff, the 16000 Pines Market P-4 (Regions Bank) site plan application (SP 2019-04), the following vote was recorded:

AYE: Chairman Rose, Members Girello, Gonzalez, Labate
Alternate Member Lippman

NAY: None

Motion Passed

7. **SP 2020-06, International Union of Operating Engineers**, 19700 SW 68 Court, 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.

Eric Slazyk, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Slazyk 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:

Arcwerks Incorporated, agent for owner South Florida Operating Engineers Apprentice & Training Trust, has requested site plan consideration for the construction of an operations / training building with associated parking, traffic circulation, landscape, lighting, and signage.

On January 24, 2002 the Planning and Zoning Board approved a site plan amendment application (SP 2001-51) for the development of three trailers on the property. On April 28, 2005, the Planning and Zoning Board approved the installation of a static mounted electric construction crane on site (MSC 2005-18).

BUILDINGS / STRUCTURES:

The applicant proposes a 24'-9.5" foot high (highest point), 8,025 square foot building to be located on the west side of the +-5 acre parcel. The proposed building will house garage area, offices and training rooms. The following colors are proposed for this building:

- Base Color – Sherwin Williams 7070 – Site White
- Trim - Sherwin Williams 7075 – Web Gray
- Trim Cap / Metal Canopies - Sherwin Williams 6258 – Tricorn Black
- Doors / Rolling Doors / Metal Accents Panels / louvers– Sherwin Williams 7072 - Online

ACCESS:

Access to this storage site will be through an existing opening in the cul-de-sac off of Deer Creek Pass.

PARKING:

The applicant proposes 30 parking spaces on site where 27 parking spaces are required based on Code. Parking will be provided to the north and east of the proposed building as depicted within the site plan.

SIGNAGE:

A 59.45 square foot attached building sign will be located on the east elevation of the building. The externally illuminated aluminum sign will display the union logo in black and white; and the text, "INTERNATIONAL UNION OF OPERATING ENGINEERS LOCAL 487 TRAINING CENTER" in black letters.

LANDSCAPING:

Landscape for this property consists of the following:

- Installation of 34 trees, 18 palm trees and 970 shrubs and ground covers are proposed on the property. Primary species of trees include Eagleston Holly, Bald Cypress and Live Oak. Primary species of palm trees include Montgomery Palm, Double Montgomery Palm and Macarthur Palm. Primary species of shrubs and ground covers include Firebush, Green Island Ficus and Java White Copperleaf.

OTHER SITE FEATURES:

The proposed parking area will be illuminated by two (2) concrete pole mounted full cut off fixtures (30 feet in height) as well as five (5) full cut off fixtures which will be placed along the east elevation of the proposed building (18 feet high).

A trash dumpster with enclosure will be located near the southwest corner of the site.

STAFF RECOMMENDATION:

Staff has reviewed the proposed site plan and finds that the proposal meets code requirements. Staff therefore recommends approval of this application.

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

On a motion by Member Girello, seconded by Member Labate, to approve, as recommended by staff, the International Union of Operating Engineers site plan application (SP 2020-06), the following vote was recorded:

AYE: Chairman Rose, Members Girello, Gonzalez, Labate
Alternate Member Lippman

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

Alternate Member Lippman spoke in reference to how economically well the City and local businesses have been doing during the pandemic.

Chairman Rose also commented on the various new businesses that have been able to open during the pandemic.

Member Gonzalez questioned how to get in touch with Code Enforcement on the weekends. She noted that she saw what appeared to be some type of contractor dumping what looked like red paint down a retention drain. She also noted that she has been calling them and was only able to leave voicemails and hasn't received any responses from Code Enforcement

Michael Stamm, Jr., Planning and Economic Development Director, recommended getting in touch with Larry Diaco, Director of Code Compliance.

Chairman Rose also noted that the board members can use the see - click - fix app to report any code violations.

ITEMS AT THE REQUEST OF STAFF:

Michael Stamm, Jr., Planning and Economic Development Director, spoke in reference to upcoming meetings and will keep the board updated on how our meetings will be held if the Governor's Executive Order expires or is extended. He noted that there are health safety

measures that have been installed in the City Commission Chambers for when we begin non-virtual meetings.

ADJOURN:

Chairman Rose adjourned the meeting at 7:20 p.m.

ADJOURNED:

7:20 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary