

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, August 12, 2021

6:30 PM

Regular Meeting

Commission Chambers

Planning and Zoning Board

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, August 12, 2021, at the Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

ROLL CALL

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

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted.

APPROVAL OF MINUTES:

[21-0699](#)

June 24, 2021

On a motion by Alternate Member Taylor, seconded by Member Gonzalez, to approve, the minutes of the June 24, 2021 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

CONSENT AGENDA ITEMS:

Vice Chairman Jacob inquired if any members of the board wished to pull any of the consent items for discussion. No one wished to pull any of the items.

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.

The following staff reports were entered into the record:

1. [21-0700](#)

MSC 2021-13, Miller's Ale House, 11795 Pines Boulevard, minor façade and signage changes, miscellaneous application. (Cole)

PROJECT DESCRIPTION / BACKGROUND:

Krista Hall, agent, is requesting approval for architectural and signage modifications to Miller's Ale House, located at 11795 Pines Boulevard.

Miller's Ale House was approved through SP 95-99. In 1995, signage consisting

of two wall and two monument signs was approved (SN 95-26). No modifications have been made the site since then.

BUILDINGS / STRUCTURES:

The following architectural modifications are proposed:

- Removal and replacement of windows.
- Squaring off of the existing arched windows.
- Upgrade of existing site lighting to LED fixtures.
- Removal of existing goose neck lighting.
- Replacement of walls sconces with new black sconces
- Removal of the existing greening awnings. Deep red standing seaming awnings are proposed over all windows (12 total) with wall wash up lighting.

- The following colors are proposed:

- o Main Body: SW 6079 (Diverse Beige), HC-74 (Valley Forge Brown)
- o Upper Trim: SW 6991 (Black Magic), SW 7502 (Dry Rock)
- o Lower Trim: SW 6079 (Diverse Beige)
- o Roof: SW 6991 (Black Magic)
- o Entryway Main Body: SW 6079 (Diverse Beige)
- o Entryway Trim: SW 705 (Dry Dock)

SIGNAGE:

The applicant propose to remove the existing wall signage and replace with following:

- One 38 square foot raceway mounted internally illuminated channel letter sign on the south elevation. The sign shall read “Miller’s Ale House” in white copy.
- One 23.7 square foot raceway mounted internally illuminated channel letter sign on the North elevation. The sign shall read “Miller’s Ale House” in white copy.

Additionally, the faces of the existing monument sign located adjacent to Pines Boulevard and the mall ring road will replaced. The 16 square footage panels will have a red background and white copy reading, “Miller’s Ale House”. The letters shall be reverse cut vinyl.

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

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

2. [21-0701](#)

MSC 2021-16, Plenitud Funeral Home, 7351 Pines Boulevard, paint modifications to an existing building, miscellaneous application.
(Lauren/Cole)

PROJECT DESCRIPTION / BACKGROUND:

Nic Alcantara, agent, is requesting approval for the paint change of the existing building Plenitud Funeral Home, generally located at 7351 Pines Boulevard.

Plenitud Funeral Home was (FKA All Care Facility) was approved in 1983 through site plan 83-14. Signage modifications were made to the site in 1994 (SN 94-04) and 2014 (SN 2014-19).

BUILDINGS / STRUCTURES:

The applicant is proposing the following colors:

- Main Body: SW 7008 (Alabaster)
- Trim: SW 9180 (Aged White)

The applicant is working with staff to address existing landscaping on site. No other modifications are proposed at this time.

STAFF RECOMMENDATION:

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

3. [21-0702](#)

MSC 2021-19, Gentle Medical, 12251 Taft Street, installation of wall signage and a monument sign, miscellaneous application. (Cole)

PROJECT DESCRIPTION / BACKGROUND:

Andy Oquendo, agent, is requesting approval for the installation of one monument sign and the installation of three wall signs at an existing office building located at 12251 Taft Street. The proposed signage is the result of new ownership.

In 1993, the site was approved through site plan SP 93-13. In 2007, a color change was approved through MSC 2007-97.

SIGNAGE:

The applicant is proposing to remove and replace the existing monument sign. The new 6'-11" tall pan formed monument sign will be located on the northwest corner of the site adjacent to Northwest 122 terrace. The proposed sign will have 23.83 square feet of multi-colored copy reading, "Gentle Medical". In addition to the copy, an image of a tooth holding a tooth brush and a women biting an apple will be part of the sign. The base of the sign will be silver aluminum. Scheera Arboricola, Burfordii Holly and Drift Rose will be planted around the base of the sign.

Additionally, the applicant is proposing to remove the one existing wall sign and replace with three identical wall signs. One sign is proposed on the north, south and west elevations. Each wall sign is proposed to be 31.5 square feet in size. The internally illuminated raceway mounted signs shall read, "Gentle Medical" in multi colored copy. In addition to the copy, an image of a tooth holding a tooth brush and a women biting an apple will be part of the sign.

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.

4. [21-0703](#)

MSC 2021-20, Pierpointe Phase Two, generally located east of Flamingo Road and north of Johnson Street, paint modifications to an existing townhouse buildings, miscellaneous application. (Cole)

PROJECT DESCRIPTION / BACKGROUND:

A-Best Painting Contractors, agent, is requesting approval for the paint change of the existing townhouse buildings located within Pierpointe Phase Two (Buildings 14-24), generally located East of Flamingo Road and North of Johnson Street.

The Pierpointe community was approved through a number of site plan applications throughout the 1980s. Specifically, Pierpointe Phase Two was approved in 1984 through site plan SP 84-12. The most recent modifications to Pierpointe (canopies over group mailbox areas) were approved in 2005 through MSC 2005-23.

BUILDINGS / STRUCTURES:

The applicant is proposing the following colors:

- Main Body: SW 6261 (Swanky Gray)
- Trim: SW 7100 (Arcade White)
- Fence: SW 6261 (Swanky Gray)
- Walkways: SW 6300 (Burgundy)

No other modifications are proposed at this time.

STAFF RECOMMENDATION:

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

5. [21-0704](#)

MSC 2021-21, Crossroads Square, generally located on the northwest corner of Pines Boulevard and University Drive, paint modifications to an existing building, miscellaneous application. (Christian)

PROJECT DESCRIPTION / BACKGROUND:

Luis Hernandez, Long Point Property Group's Agent, is requesting approval to paint the (3) in line shopping center buildings located at 154, 176 - 220 N. University Drive.

Scope of work includes preparation, pressure washing, new paint colors and replacement of dumpster enclosure gates as per scope of work letter.

The construction of the (3) subject buildings were completed in 1984. In 2010, color changes were approved via MSC 2010-09. Later in 2013, the previously approved colors were modified from Napery SW 6386 to Tatami SW 6116 for the end cap tenant of building No. 3.

BUILDINGS / STRUCTURES:

The applicant proposed the following colors for the buildings:

- Body 1: Languid Blue, SW 6226
- Body 2: Romaine, SW 6730
- Colum Base: Felted Wool, SW 971
- Colum Main Body/Sidewall: Westhighland White, SW 7566

The existing monument signs' structures in the center will be refreshed with the same existing approved color via MSC 2010-09 (SW 6116). No other modifications are being proposed at this time. The Lowe's Home Center building within the center will remain untouched.

STAFF RECOMMENDATION:

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

6. [21-0705](#)

MSC 2021-22, City Center on 7th, generally located South of Pines Boulevard and West of Palm Avenue, paint modifications to an existing multi-family community, miscellaneous application. (Cole)

PROJECT DESCRIPTION / BACKGROUND:

Tony Organ, agent, is requesting approval for the paint change of the existing multi-family community City Center on 7th generally located South of Pines Boulevard and West of Palm Avenue.

City Center on 7th (FKA Millcreek and Modera) was approved as phase one of City Center's residential through site plan application SP 2011-15. Prior to the completion of the development architectural and site modifications were approved through miscellaneous application (MSC 2012-01) and site plan application (SP 2012-17). The proposed modifications are a result of the recent sale of the property in June 2021 to Air Communities.

BUILDINGS / STRUCTURES:

The applicant is proposing the following colors for the buildings and structures:

- Garden Apartments
 - o Main Body: SW 7005 (Pure White)
 - o Trim: SW 7647 (Crushed Ice)
- Townhomes
 - o Main Body: SW 7005 (Pure White)
 - o Garage and Entry Doors: (Tricorn Black)

- Monument Signs Main Body: SW 7005 (Pure White)
- Clubhouses Main Body: SW 7005 (Pure White)

No other modifications are proposed at this time.

STAFF RECOMMENDATION:

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

On a motion by Member Gonzalez, seconded by Alternate Member Taylor, to approve, as recommended by staff, consent agenda item numbers 1 (MSC 2021-13, Miller's Ale House), 2 (MSC 2021-16, Plenitude Funeral Home), 3 (MSC 2021-19, Gentle Medical), 4 (MSC 2021-20, Pierpointe Phase Two), 5 (MSC 2021-21, Crossroads Square), and 6 (MSC 2021-22, City Center on 7th) miscellaneous requests, the following vote was recorded:

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

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

Vice Chairman Jacob noted that Chairman Rose, Members Girello and Labate, and Alternate Member Lippman have requested an excused absence from this evenings meeting.

The following members of the Planning and Zoning Board Spoke in reference to excused absences:

Vice Chairman Jacob, Member Gonzalez

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

Alternate Member Taylor moved to excuse Chairman Rose, Member Girello, Member Labate, and Alternate Member Lippman from this evenings meeting.

Vice Chairman Jacob relinquished the chair to Member Gonzalez.

Vice Chairman Jacob seconded the motion.

On the motion by Alternate Member Taylor, seconded by Vice Chairman Jacob, to excuse Chairman Rose, Member Girello, Member Labate, and Alternate Member Lippman from this evenings meeting, the following vote was recorded:

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

NAY: None

Motion Passed

Member Gonzalez returned the chair to Vice Chairman Jacob.

Member Gonzalez spoke in reference to the incorrect time on the printed agenda.

Michael Stamm, Jr., Planning and Economic Development Director, apologized on behalf of staff.

ITEMS AT THE REQUEST OF STAFF:

7. [21-0706](#) Discussion and possible action to combine the August 26, 2021 meeting with the September 9, 2021 meeting.

Michael Stamm, Jr., Planning and Economic Development Director, requested that the board consider combining the August 26, 2021 meeting with the September 9, 2021 meeting.

On a motion by Member Gonzalez, seconded by Alternate Member Taylor, to combine the August 26, 2021 meeting with the September 9, 2021 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

ADJOURNMENT:

On a motion by Alternate Member Taylor, seconded by Member Gonzalez, to adjourn the meeting, the following vote was recorded:

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

NAY: None

Motion Passed

Vice Chairman Jacob adjourned the meeting at 6:36 p.m.

ADJOURNED:
6:36 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary