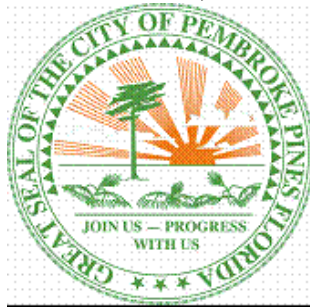


City of Pembroke Pines, FL

*City of Pembroke Pines
Planning and Zoning Board
601 City Center Way
Pembroke Pines, FL 33025*



Meeting Minutes - Draft

Thursday, October 14, 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 Chairman Rose, at 6:30 p.m., Thursday, October 14, 2021, at the Charles F. Dodge 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 Member Lippman. Absent: Alternate Member 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:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

[21-0909](#)

September 9, 2021

On a motion by Member Girello, seconded by Vice Chairman Jacob, to approve, the minutes of the September 9, 2021 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

CONSENT AGENDA:

Chairman Rose inquired if any members of the Planning and Zoning Board wished to pull this item for discussion. No members wished to pull the item for discussion.

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.

1. [21-0918](#)

MSC 2019-22, Mobil Gas Station, 6650 Pines Boulevard, minor façade and signage changes, miscellaneous application. (Cole)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Claudia Gill, agent is requesting approval of color, signage and site modifications to an existing gas station (Mobil) and minor auto repair shop located at 6650 Pines Boulevard.

The existing gas station and minor repair shop was constructed in the late 1960s. The most recent modifications were made in 2017 through (MSC 2017-19, gas station rebranding).

Code case number 21050004 is currently open for site modifications made without Planning and Zoning Board approval. Building and Civil permits are still required to bring the site into compliance.

BUILDINGS / STRUCTURES:

The applicant is proposing the modifications:

- Replacement of the existing gas pumps and canopy consistent with Mobil Synergy branding.
- ADA improvements and restriping of existing parking lot.
- Upgrade existing site and canopy lighting to full cut off 4,000k LED fixtures.
- Paint the existing building and structures the following colors
 - o Main Body: PPG WH-835-S (Mobil Off White)
 - o Base Stone: PPG 516-5 (Mobil Stone Gray)
 - o Garage Bay Doors: PPG WH-835-S (Mobil Off White)
 - o Dumpster Enclosure: PPG 516-5 (Mobil Stone Gray)

SIGNAGE:

The following signage is also proposed for the site:

- A 12.37 square foot channel letter sign mounted to the gas pump canopy on the east and west elevations. The sign shall read, "Mobil" in red and blue copy.
- The existing 36 square foot monument sign structure will be retrofitted with a blue and white LED price panels. The gasoline prices will be displayed in red LED text. The sign will read "Mobil" in red and blue text on a white background, and "Fuel Technology Synergy" on a red background.

STAFF RECOMMENDATION:

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

On a motion by Member Gonzalez, seconded by Member Girello, to approve, as recommended by staff, consent agenda item number 1 (MSC 2019-22, Mobil Gas Station), the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

PUBLIC HEARINGS / REGULAR ITEMS:

- 2. [21-0910](#) **ZC 2020-02**, the purpose of this Public Hearing is to consider at the request of Trinity Lutheran Church Inc., a zoning change from A-1 (Agriculture) to B-3 (General Business) for the purpose of developing a Wawa Gas Station, generally located on the southeast corner of Pines Boulevard and SW 72 Avenue, containing approximately 2.00 acres more or less. (Joseph)

(This will be heard as regular agenda item number 3.)

Chairman Rose stated the purpose of this Public Hearing is to consider at the request of Trinity Lutheran Church Inc., a zoning change from A (Agriculture) to B-3 (General Business) for the purpose of developing a Wawa Gas Station, generally located on the southeast corner of Pines Boulevard and SW 72 Avenue, containing approximately 2.00 acres more or less.

Dwayne Dickerson, attorney representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed zoning change request.

The following staff report was entered for the record:

PROJECT DESCRIPTION / BACKGROUND:

Dwayne L. Dickerson, agent for owner Trinity Lutheran Church Inc., requests consideration to rezone a +-2-acre property located at the southeast corner of Pines Boulevard and 72 Avenue from A (Agriculture) to B-3 (General Business). The Trinity Lutheran Church currently occupies the site.

The parcel contemplated for rezoning is part of the larger +-4.23 acre church property. The church plans to sell the subject +- 2 acres of the church property to Wawa for the future construction new gas station. The existing church building on site will be demolished to make way for the gas station. It is anticipated that a new church building will be built on the portion of the property being retained by Trinity Lutheran.

On November 4, 2020, the City Commission passed on first reading a land use change for the subject +-2 acres from Community Facilities (CF) to Commercial (C). Second reading of the land use change is expected within the next few months.

The applicant will be required to seek final land use plan amendment, rezoning, plat and site plan approvals prior to constructing the Wawa on this site. The pending land use application second reading ordinance, subject rezoning ordinance, and plat resolution for this property will be heard at City Commission at a later date.

A formal site plan application for the proposed Wawa gas station is expected to be submitted in the future. A conceptual plan has been supplied to the board for discussion purposes. The gas station plan will be subject to review

through the site plan process which includes review by the Planning and Zoning Board.

SURROUNDING PROPERTIES:

The existing zoning and land use plan designations of the surrounding properties to the subject site are as follows:

- North – Pines Boulevard – City of Hollywood
- East – General Business (B-3) / Commercial (C)
- South – Agriculture (A) / Community Facility (CF) – Remaining church parcel*
- West – Southwest 72 Avenue / Agricultural (A) / Community Facility (CF) – North Perry Airport

*The remaining +2.23 acres of the church property to the south of the subject site will be retained by Trinity Lutheran. There are no plans to change the Agricultural (A) zoning on this remaining church property as the Agricultural (A) zoning district allows for the future contemplated church use. Any future construction on the remaining church property would require future review through the site plan process.

ANALYSIS:

Compatibility with Adjacent Use

Staff reviewed this zoning change application and finds that the proposed B-3 (General Business) designation for this property is consistent with the proposed Commercial land use as well as the B-3 (General Business) zoning directly to the east of the subject parcel. The proposed gas station use contemplated for this parcel is consistent with the commercial land use under future final consideration at City Commission as well as the B-3 (General Business) zoning as requested within this application. Further, the gas station use contemplated on this site is compliant with locational requirements of 155.328 (A) (2) as this parcel is located at the intersection of two streets.

The remaining church property to the south of the proposed Wawa site will retain its Community Facilities zoning and land use designation which will act as a buffer between the proposed Wawa and Pines Village residences to the south.

STAFF RECOMMENDATION:

Transmit to the 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.

The following members of the public spoke:

- Dwayne Dickerson, attorney representing the petitioner
- George Koren, resident Pembroke Pines

On a motion by Member Girello, seconded by Member Labate, to close the Public Hearing, the following vote was recorded:

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

NAY: None

Motion Passed

Chairman Rose stated this will be heard as regular agenda item number 3.

3. [21-0911](#)

ZC 2020-02, the purpose of this item is to transmit a recommendation to the City Commission, at the request of Trinity Lutheran Church Inc., a zoning change request from A-1 (Agriculture) to B-3 (General Business) for the purpose of developing a Wawa Gas Station, generally located on the southeast corner of Pines Boulevard and SW 72 Avenue, containing approximately 2.00 acres more or less. (Joseph)

Chairman Rose stated the purpose of this item is to transmit a recommendation to the City Commission, at the request of Trinity Lutheran Church Inc., a zoning change request from A (Agriculture) to B-3 (General Business) for the purpose of developing a Wawa Gas Station, generally located on the southeast corner of Pines Boulevard and SW 72 Avenue, containing approximately 2.00 acres more or less.

The following members of the Planning and Zoning Board spoke:

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

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following member of the public spoke:

Dwayne Dickerson, attorney representing the petitioner

On a motion by Member Labate, seconded by Member Gonzalez, to transmit, as recommended by staff, the Wawa Gas Station (ZC 2020-02) zoning change request, 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

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

Chairman Rose noted that agenda item numbers 4 and 5 are related. He stated the items will be heard at the same time but, they are subject to

individual motions and votes.

(Secretary’s Note: All affected parties were sworn under oath to give testimony in the relevant cases by the Assistant City Attorney.)

4. [21-0912](#)

ZV 2021-10, Proposed Grocer, 11470 Pines Boulevard, variance request (Dean)

Sean McPeak, representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed variance request and site plan amendment.

The following summary was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Bohler Engineering, as agent for Pembroke Pines 2, LLC, is requesting Zoning Variance #ZV 2021-10 to allow 5% Short-Term Parking spaces (20 spaces) at Best Buy Plaza. 10 spaces would be designated for Proposed Grocer and 10 spaces would be designated to Best Buy.

Proposed Site Plan #SP 2021-05, showing all details of Proposed Grocer, will be heard by the Board later on this agenda.

VARIANCE REQUEST DETAILS:

ZV 2021-10)

§ 155.608 SHORT-TERM PARKING

(A) Short-term parking may be permitted within multi-tenant non-residential shopping centers.

2. Multi-tenant shopping centers, office parks or industrial parks may be allotted up to 1% of the total parking on site to be used for short-term parking space. Short-term parking in a multi-tenant shopping center must be distributed throughout the parking area of the shopping center.

VARIANCE DETERMINATION:

The Planning & Zoning Board shall not grant any non-single-family residential 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 any non-single-family residential variances, the Board shall follow Section 155.301(O) Variance:

1. Purpose: To allow for the provision of relief from certain development standards of this LDC for one or more of the following reasons:

a) 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) 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) 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.

5. [21-0913](#)

SP 2021-05, Proposed Grocer, 11470 Pines Boulevard, site plan amendment. (Cole)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Bohler Engineering, agent, is requesting approval of site, architectural, lighting, parking, landscape and signage modifications to an existing building at Best Buy Plaza to accommodate a new grocer tenant. The existing building was formerly occupied by Bed Bath & Beyond and Party City. The subject property is generally located south of Pines Boulevard and west of SW 114 Avenue.

Best Buy Plaza was approved through Site Plan application SP 96-61. The most recent modifications to the approved site plan took place in 2014 with the adoption of a Uniform Sign Plan (SN 2014-04).

BUILDINGS / STRUCTURES:

The following modifications are proposed for the site:

- Installation of a new trash compactor located in the existing truck well to the southeast of the building.
- Installation of a new dumpster enclosure located to the southeast of the building.
- Construction of a temporary generator concrete pad located to the southeast of the building. A 10' chain link fence with privacy screening and landscaping is proposed to screen the temporary generator from residential community to the south.
- Removal of 6 parking islands within the parking field in front of the proposed grocer. One will be converted to a parking space and the other 5 will be replaced with cart corrals.
- Installation of two level 2 Volta electric vehicle charging stations. The two electric vehicle charging units (level two) will be located in an existing parking lot landscape island directly in front of the entrance. City Code section 155.614(D)(2)(e) allows a maximum of five electric vehicle charging stations per shopping center when offered as an amenity. The 7'-1" tall stainless steel colored charging units will include 9 square feet of changeable copy signage on each side of the unit. City Code section 155.614(D)(2)(b)(ii) allows up to a maximum of ten square feet of changeable copy signage on each side, not to exceed twenty (20) square feet of total signage per unit.

- ADA Improvements including new striping, crosswalks, ramps and handicap parking spaces throughout the site as required by the engineering division.
- Upgrade of existing site lighting to LED fixtures. All lighting shall be angled at 90 degrees, have full cut off fixtures and not exceed 4,000k
- Addition of full cutoff 3,000k wall black wall sconces on the front entry columns.
- Installation of bicycle racks adjacent to the proposed grocer to the west of the store entrance.
- Installation of a 400 square foot outdoor dining area under the store entryway to the east of the entrance. The outdoor dining area shall be enclosure by planters.
- Installation of cart storage adjacent to the storefront to the east of the entrance.

The applicant proposes the following to colors and materials for the proposed grocer tenant bay formerly occupied by Bed Bath and Beyond:

- Main Body: Preweathered Galvalume
- West Elevation Main Body: SW 7661 (Reflection)
- Entryway Feature: Phenolic Panels (Fashion Gray 5619-CB and Graphite Spectrum 6726-AB)
- Canopies: Bone White Kynar
- Canopy Accent: SW 6921 (Electric Lime), Black Kynar
- Parapet Coping: Clear Anodized and Charcoal

The following modifications are proposed for the adjacent tenant bay, which was formerly occupied by Party City and currently occupied by Conviva Care:

- Removal of the square aluminum architectural elements.
- Paint the façade the following colors.
 - o Main Body: SW 7661 (Reflection)
 - o Pop out entryway: SW 9572 (Warm Pewter)
 - o Trim: SW 7006 (Extra White)

No modifications are proposed for the Best Buy building.

All buildings within Best Buy Plaza will share a gray base color to maintain architectural compatibility.

ACCESS / CIRCULATION:

Minor modifications are proposed to the existing truck well and adjacent curbing to accommodate the proposed grocer’s delivery trucks.

PARKING:

Currently 414 parking spaces are existing on site. 411 parking spaces are proposed as a result of the proposed modifications. Based on current and proposed use, 366 parking spaces are required.

The applicant is proposing 20 parking spaces to be reserved as short term parking spaces. Code allows up to 1% of parking spaces be reserved for short term parking Zoning variance, ZV 2021-10 being heard concurrently at tonight’s

meeting is to allow the shopping plaza a total of 20 short term spaces throughout the site. Should the variance be granted the site will still exceed parking requirements by 25 parking spaces.

LANDSCAPING:

The following additional landscaping is proposed for Best Buy Plaza:

- Installation of 108 trees consisting of the following species: Live Oak, Silver Buttonwood, Dahoon Holly and Japanese Pivet.
- Installation of 3532 shrubs consisting of the following species: Elephant Ear, Coleus Henna Cooper, Golden Pathos Vine Small Leaf Clusia, Rep Tip Cocoplum, Flax Lily, Blue Daze, Sweet Viburnum and Varigated Arboricola.

SIGNAGE:

The applicant proposes to remove and replace the existing monument sign in the main entrance on Pines Boulevard. The new 9.5 tall monument sign shall consist of 48 square feet of copy distributed among 3 tenant panels. All panels shall feature push-thru copy. The colors of the sign shall be as follows:

- Main Body: SW 7661 (Reflection)
- Base and Top: SW 9572 (Warm Pewter)

Wall signage for the tenant bay is regulated through the shopping centers Uniform Sign Plan. All wall signage shall be reviewed through the building permit process.

STAFF RECOMMENDATION:

Approval

Chairman Rose 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 members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following members of the public spoke:

Sean McPeak, representing the petitioner
 Andrew Zidar, representing the petitioner

On a motion by Member Girello, seconded by Member Labate, to grant, as determined by variance criteria "C", ZV 2021-10 to allow 5% of Total Parking Spaces on Site (20 Spaces Requested) for short-term parking instead of the required 1% of Total Parking Spaces on Site (4 Spaces Allowed) for short-term parking, the following vote was recorded:

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

NAY: None

Motion Passed

On a motion by Member Girello, seconded by Vice Chairman Jacob, to approve, as recommended by staff, the Proposed Grocer site plan amendment (SP 2021-05), 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:

Chairman Rose noted that Alternate Member Taylor has requested an excused absence.

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

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

NAY: None

Motion Passed

Alternate Member Lippman spoke in regards to the road conditions and potholes along Sheridan Street between Flamingo Road and the Turnpike / I-75.

ITEMS AT THE REQUEST OF STAFF:

- 6. [21-0919](#) Discussion and possible action to combine the October 28, 2021 meeting with the November 18, 2021 meeting.

Chairman Rose stated that staff is requesting to combine the October 28, 2021 meeting with the November 18, 2021 meeting.

The following member of the Planning and Zoning Board spoke in reference to the upcoming meeting schedule:

Chairman Rose

The following member of staff spoke in reference to the upcoming meeting schedule:

Michael Stamm, Jr., Planning and Economic Development Director

Chairman Rose noted for the record that he will not be able to attend the December 9, 2021 meeting and will be asking for an excused absence.

On a motion by Member Gonzalez, seconded by Vice Chairman Jacob, to combine the October 28, 2021 meeting with the November 18, 2021 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

Brian Sherman, Assistant City Attorney, spoke in reference to new legislation that will not allow the requirement of vehicle charging stations at gas stations.

ADJOURNMENT:

Chairman Rose adjourned the meeting at 7:26 p.m.

ADJOURNED:
7:26 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary