

City of Pembroke Pines, FL

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



Meeting Minutes - Final

Thursday, January 26, 2023

6:30 PM

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, January 26, 2023, 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 Lippman, Members Gonzalez, and Alternate Members Taylor and Zacharias.

Absent: Member Girello and Member Labate

Also present: Joseph Yaciuk, Assistant Planning and Economic Development Director; Dean Piper, Zoning Administrator; Cole Williams, Senior Planner, Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

Chairman Rose noted for the record that Alternate Member Taylor and Alternate Member Zacharias will be voting members for this evening's meeting.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

[23-0016](#)

December 8, 2022

On a motion by Vice Chairman Lippman, seconded by Member Gonzalez, to approve, the minutes of the December 8, 2022, meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Lippman
Member Gonzalez, Alternate Members Taylor, Zacharias

NAY: None

Motion Passed

NEW BUSINESS:

CONSENT AGENDA ITEMS:

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

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.

1. [23-0017](#)

MSC 2022-0006, Nakia Ingraham Funeral Home, 6691 & 6701 Pembroke Road, minor façade repair and paint, miscellaneous request.

(Juliana)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Crispin Walsh, agent, is requesting approval of paint change, canopy change, and the addition of a walkway connection between the existing buildings of Nakia Ingraham Funeral Home located at 6691 Pembroke Road.

The building located on the northeast corner of the property was built in the late 1970's and is original to the site. The secondary building located on the west of the property was approved in 2006 through SP 2006-19 as an addition to the East Pines Center shopping plaza.

In 2013 Nakia Ingraham Funeral Home purchased 6691 Pembroke Road (east building) and started operating their funeral home business. In 2014 they purchased 6691 Pembroke Road (west building) from East Pines Center owners to expand their operations for funeral services and have their office operations remain at 6691 Pembroke Road. At that time, the two buildings were on separate, legal, parcels. In 2021 the two parcels were joined with a Unity of Title to create the current single parcel with two buildings.

Recent modifications to the site include the following:

- SN 2016-03 (addition of monument sign)
- SN 2017-01 (addition of two channel letter building signs)

BUILDINGS / STRUCTURES:

The applicant proposes the following colors for the existing buildings:

- Main body color: Roman Column (SW 7562)
- Trim color: White Snow (SW 9541)
- Steel Doors & Frames: Black Magic (SW 6991)
- Accent columns: Rock Ridge reclaimed brick veneer

An awning will be added to the main arch steel frame at the main entrance, located facing north on Pembroke Road, as well as, to the connection between the existing buildings. The existing 25 awnings located around the perimeter of the building will be painted black to match the proposed ones.

A 3 foot tall wire mesh railing painted black to match the awnings will connect the two buildings through a covered walkway.

The buildings and 25 awnings have been painted without approval. The covered walkway and mesh railing have not been installed at this time, as well as the installation of the awning on the arch of the main entrance has not yet been installed.

No other site modifications are being proposed at this time.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and find that the proposed changes

meet code requirements. Staff therefore recommends approval of this application.

2. [23-0018](#)

MSC 2022-0018, SPG - One Medical, 309 SW 145 Terrace, minor façade and signage changes, miscellaneous request. (Laura)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

M.E.D. Expeditors, agent is requesting approval for facade and sign modifications to the new One Medical tenant (formerly Lane Bryant) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. One Medical will be located within building 3000 in bay 309.

The Shops at Pembroke Gardens was approved through SP 2005-36. An amendment was made to the site plan in 2006 (SP 2006-27, Architectural changes). Architectural modifications were last made to the tenant bay in 2013.

BUILDINGS / STRUCTURES:

The applicant is proposing the following colors and materials for the storefront building:

- Main Body:
 - o Chantilly Lace (BM - OC-65)
 - o Denim Wash (BM - 838)
 - o Smoke Embers (BM - 1466)
 - o Rosebud (BM - 065)
 - o Exterior Wall Tile 33" x 60" (Color: Dolomiti)
 - o Entry Paver Tile 12" x 24" (Color: Stereo Gray)
- Fabric Awnings:
 - o Denim Wash (BM - 838)
 - o Smoke Embers (BM - 1466)
 - o Rosebud (BM - 065)

SIGNAGE:

The following signage is proposed for the tenant bay:

- One 27.4 square foot day/night channel letter wall sign reading, "One, Medical" with business logo in black copy to illuminate white at night.

The tenant will be bordered by two neutral pier elements (MSC 2007-07) as approved by the Planning and Zoning Board at its February 8, 2007, meeting. Staff has reviewed the proposed changes by the applicant and found them to follow the approved PCD guidelines.

STAFF RECOMMENDATION:

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

3. [23-0019](#)

MSC 2022-0020, Pollo Tropical, 11429 Pines Boulevard, color and signage modifications to the existing Pollo Tropical, miscellaneous

request. (Cole)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

John Hernandez, agent, is requesting approval of color and signage modifications to the existing Pollo Tropical, located at 11429 Pines Boulevard.

Pollo Tropical, was approved in 1994 through SP 94-05. The following changes have been made to the site:

- SN 94-14: Relocation of previously approved signage
- SP 95-38: Addition of playground equipment
- SP 96-47: Addition of landscaping and modification to previously approved playground equipment
- MSC 2012-33: Addition of an exterior canopy.

The proposed color and signage modifications have already been made without approval. The property owner has been given correction notice for the unapproved modifications (Reference 221002191). Should this application be approved, building permits are required for the signage for the site to be in compliance.

BUILDINGS / STRUCTURES:

The following colors are proposed for the existing building and associated structures:

- Building Main Body: SW 9165 (Gossamer Veil)
- Building accent: SW 7641 (Colonnade Gray), SW 7020 (Black Fox)
- Roof: SW 7040 (Smokehouse)
- Tower Feature Band: SW 6453 (Cilantro)
- Dumpster Enclosure: SW 9165 (Gossamer Veil), SW 7641 (Colonnade Gray), SW 7020 (Black Fox)
- Monument Sign: SW 9165 (Gossamer Veil)

Additionally, the applicant is proposing to remove the existing wall sconces, which shall be replaced with black full cutoff fixtures. The new sconces shall be located on the north, south, and west elevations.

SIGNAGE:

The applicant proposes to reface the existing 16 square foot wall signs reading, "Pollo Tropical" on the west and north elevation of the tower from red to white faces.

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.

On a motion by Vice Chairman Lippman, seconded by Member Gonzalez, to approve, as recommended by staff, consent agenda item numbers 1 (MSC 2022-0006, Nakia Ingraham Funeral Home), 2 (MSC 2022-0018, SPG - One Medical), and 3 (MSC 2022-0020, Pollo Tropical), the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Lippman
Member Gonzalez, Alternate Members Taylor, Zacharias

NAY: None

Motion Passed

NEW BUSINESS:

PUBLIC HEARINGS / REGULAR ITEMS:

4. [23-0021](#) **ZC 2022-0005**, the purpose of this Public Hearing is to consider, at the request of the City of Pembroke Pines, a zoning text change to the **Pembroke Pines City Center Mixed Use Development (MXD District) Design Guidelines**, providing for the following:

1. The creation of a medical district with associated use and development criteria with assignment of associated medical district zoning designation to the former City Hall Parcel. (AKA: Block 7 of City Center).
2. Allowance of future, age restricted housing with associated development criteria on a portion of City Center (AKA: Block 8 of City Center).
3. Minor updates throughout the document to reflect the new development proposed.

Referenced changes impact a portion of the City Center property generally located at the southwest corner of Pines Boulevard and Palm Avenue (Pembroke Pines City Hall Plat), containing approximately 15 acres more or less. The proposed text changes will amend the Pembroke Pines City Center (MXD) design guidelines which contain a total 161.36 acres more or less. (Joseph)

(This will be heard as regular agenda item number 5.)

Chairman Rose stated the purpose of this Public Hearing is to consider, at the request of the City of Pembroke Pines, a zoning text change to the Pembroke Pines City Center Mixed Use Development (MXD District) Design Guidelines, providing for the following:

1. The creation of a medical district with associated use and development criteria with assignment of associated medical district zoning designation to the former City Hall Parcel. (AKA: Block 7 of City Center).

2. Allowance of future, age restricted housing with associated development criteria on a portion of City Center (AKA: Block 8 of City Center).

3. Minor updates throughout the document to reflect the new development proposed.

Referenced changes impact a portion of the City Center property generally located at the southwest corner of Pines Boulevard and Palm Avenue (Pembroke Pines City Hall Plat), containing approximately 15 acres more or less. The proposed text changes will amend the Pembroke Pines City Center (MXD) design guidelines which contain a total 161.36 acres more or less.

Dennis Mele, attorney representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed Zoning Text change to the Pembroke Pines City Center (MXD) design guidelines.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Dennis Mele, agent for property owner, Davie Medical Center, LLC, submitted an application to amend the existing development guidelines for the Pembroke Pines City Center Mixed Use Development (MXD) guidelines. The applicant requests the following amendment to the existing design guidelines:

1. The creation of a Medical District within the MXD associated uses and development criteria.

a. MXD District will allow the following uses:

B-3 zoning district are permitted in the Medical District. Specifically, general office, medical office, specialty medical use, standalone emergency room, research and development, and support services and retail for these uses are permitted in the Medical District.

2. Designation of the Medical District within Block 7 of City Center (Pembroke Pines City Hall plat north - former City Hall site).

3. The creation of block 8 of City Center (Pembroke Pines City Hall plat south)

a. Acknowledgement of 150 assisted living facility within this block (Providence Living under construction).

b. Assignment of 150 dwelling units, of which 80% are age restricted, on block 8.

c. Associated Intensity and Dimensional Standards (Table 13c)

4. Removal of self-storage and service station use and standards within the Community Commercial District.

5. General updates to reference Ordinances and zoning district names throughout the document to be consistent with the approved Land Development Code re-write of 2021.

6. Exhibits Page: Revised accordingly to provide a revised master plan and specific legal description for the Medical District and assignment of senior housing parcels.

City Center guidelines were first approved via Ordinance 1519 on August 3, 2005. The guidelines were adopted on the following dates:

- October 2013 via Ordinance 1762 – Addition of Urban Village District (Block 5)
- February 2017 via Ordinance 1867 – Establish New Residential Guidelines (Block 6)

The City Commission at its August 3, 2022 meeting voted to approve the ninth amendment to the purchase and sale agreement for City Center, which allowed Pines and Palm Ave 2022, LLC (FKA Terra World Investments, LLC) to purchase the subject property. Pines and Palm Ave 2022, LLC. (FKA Terra World Investments, LLC) later transferred ownership to Davie Medical Center Inc, for the purposes of developing medical uses on the property. The proposed amendment to the Pembroke Pines City Center (MXD) guidelines will allow for the developer to develop medical uses on the property as contemplated by the owner. The applicant will be required to submit a site plan through the development review process prior to construction.

STAFF RECOMMENDATION:

Transmit this application 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. No one wished to speak.

On a motion by Vice Chairman Lippman, seconded by Member Gonzalez, to close the Public Hearing the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Lippman
Member Gonzalez, Alternate Members Taylor, Zacharias

NAY: None

Motion Passed

Chairman Rose stated this will be heard as regular agenda item number 5.

5. [23-0022](#)

ZC 2022-0005, the purpose of this item is to transmit a recommendation to the City Commission, at the request of the City of Pembroke Pines, a zoning text change to the **Pembroke Pines City Center Mixed Use Development (MXD District) Design Guidelines**, providing for the following:

1. The creation of a medical district with associated use and development criteria with assignment of associated medical district zoning designation to the former City Hall Parcel. (AKA: Block 7 of City Center).

2. Allowance of future, age restricted housing with associated development criteria on a portion of City Center (AKA: Block 8 of City Center).
3. Minor updates throughout the document to reflect the new development proposed.

Referenced changes impact a portion of the City Center property generally located at the southwest corner of Pines Boulevard and Palm Avenue (Pembroke Pines City Hall Plat), containing approximately 15 acres more or less. The proposed text changes will amend the Pembroke Pines City Center (MXD) design guidelines which contain a total 161.36 acres more or less. (Joseph)

(This will be heard as regular agenda item number 5.)

Chairman Rose stated the purpose of this item is to transmit a recommendation to the City Commission, at the request of the City of Pembroke Pines, a zoning text change to the Pembroke Pines City Center Mixed Use Development (MXD District) Design Guidelines, providing for the following:

1. The creation of a medical district with associated use and development criteria with assignment of associated medical district zoning designation to the former City Hall Parcel. (AKA: Block 7 of City Center).
2. Allowance of future, age restricted housing with associated development criteria on a portion of City Center (AKA: Block 8 of City Center).
3. Minor updates throughout the document to reflect the new development proposed.

Referenced changes impact a portion of the City Center property generally located at the southwest corner of Pines Boulevard and Palm Avenue (Pembroke Pines City Hall Plat), containing approximately 15 acres more or less. The proposed text changes will amend the Pembroke Pines City Center (MXD) design guidelines which contain a total 161.36 acres more or less.

PROJECT DESCRIPTION / BACKGROUND:

Dennis Mele, agent for property owner, Davie Medical Center, LLC, submitted an application to amend the existing development guidelines for the Pembroke Pines City Center Mixed Use Development (MXD) guidelines. The applicant requests the following amendment to the existing design guidelines:

1. The creation of a Medical District within the MXD associated uses and development criteria.
 - a. MXD District will allow the following uses:

B-3 zoning district are permitted in the Medical District. Specifically, general office, medical office, specialty medical use, standalone emergency room, research and development, and support services and retail for these uses are permitted in the Medical District.

2. Designation of the Medical District within Block 7 of City Center (Pembroke Pines City Hall plat north - former City Hall site).

3. The creation of block 8 of City Center (Pembroke Pines City Hall plat south)

- a. Acknowledgement of 150 assisted living facility within this block (Providence Living under construction).
- b. Assignment of 150 dwelling units, of which 80% are age restricted, on block 8.
- c. Associated Intensity and Dimensional Standards (Table 13c)

4. Removal of self-storage and service station use and standards within the Community Commercial District.

5. General updates to reference Ordinances and zoning district names throughout the document to be consistent with the approved Land Development Code re-write of 2021.

6. Exhibits Page: Revised accordingly to provide a revised master plan and specific legal description for the Medical District and assignment of senior housing parcels.

City Center guidelines were first approved via Ordinance 1519 on August 3, 2005. The guidelines were adopted on the following dates:

- October 2013 via Ordinance 1762 – Addition of Urban Village District (Block 5)
- February 2017 via Ordinance 1867 – Establish New Residential Guidelines (Block 6)

The City Commission at its August 3, 2022 meeting voted to approve the ninth amendment to the purchase and sale agreement for City Center, which allowed Pines and Palm Ave 2022, LLC (FKA Terra World Investments, LLC) to purchase the subject property. Pines and Palm Ave 2022, LLC. (FKA Terra World Investments, LLC) later transferred ownership to Davie Medical Center Inc, for the purposes of developing medical uses on the property. The proposed amendment to the Pembroke Pines City Center (MXD) guidelines will allow for the developer to develop medical uses on the property as contemplated by the owner. The applicant will be required to submit a site plan through the development review process prior to construction.

STAFF RECOMMENDATION:

Transmit this application 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. No one wished to speak.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Lippman, Member Gonzalez

The following member of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

The following member of the public spoke:

Dennis Mele, attorney representing the petitioner

On a motion by Vice Chairman Lippman, seconded by Member Gonzalez, to transmit the proposed Zoning Text change to the Pembroke Pines City Center (MXD) design guidelines, as recommended by staff, to the City Commission, with a favorable recommendation, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Lippman
Member Gonzalez, Alternate Members Taylor, Zacharias

NAY: None

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

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

6. [23-0023](#) **ZV2022-0017, 16000 Pines Market Residences (A.K.A Sunset Pines) - Building 4**, Building 4 is generally located on the southern 27 residential acres of 16000 Pines Boulevard, variance request. (Dean)

Dennis Mele, attorney representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed variance request.

The following summary was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Cynthia Pasch, agent for Lennar, is requesting a zoning variance for 16000 Pines Market Residences (A.K.A. Sunset Pines) - Building 4.

Zoning Variance #ZV 2022-0017 is to allow a 16' front building setback instead of the required 18' front building setback.

Due to surveying error in the field, the location of Building #4 was built with a front setback of sixteen (16) feet instead of the required eighteen (18) feet. The only portion of the structure that encroaches into the required front setback is the covered entry area. Required parking dimensions meet all requirements and this variance request is only for Building #4 as all other buildings are at required setback.

VARIANCE REQUEST DETAILS:**ZV 2022-0017)****USPS Mixed-Use Development (MXD) Guidelines:****Section 6: COMMUNITY DESIGN GUIDELINES****N. Minimum Setbacks for Residential**

The minimum setbacks for residential uses shall be as provided below. If the setbacks below conflict with any other provisions elsewhere in the MXD, the setbacks below shall apply to any residential areas.

(B) Front and rear setback. The front setback shall be not less than 18 feet...

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 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.

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 staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

The following member of the public spoke:

Dennis Mele, attorney representing the petitioner

On a motion by Member Gonzalez, seconded by Alternate Member Zacharias, to grant, as determined by variance criteria "A", ZV2022-0017 (16000 Pines Market Residences (A.K.A Sunset Pines) - Building 4) to allow a 16' front building setback instead of the required 18' front building setback, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Lippman
Member Gonzalez, Alternate Members Taylor, Zacharias

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

Member Gonzalez spoke in reference to parking concerns at the 16000 Pines Market shopping center.

The following members of the Planning and Zoning Board spoke in reference to parking concerns and requirements:

Chairman Rose, Vice Chairman Lippman, Member Gonzalez

The following members of staff spoke in reference to parking concerns and requirements:

Joseph Yaciuk, Assistant Planning and Economic Development Director
Brian Sherman, Assistant City Attorney

Chairman Rose noted that Members Girello and Labate have requested an excused absence from this evening's meeting.

On a motion by Member Gonzalez, seconded by Vice Chairman Lippman, to excuse Members Girello and Labate from this evening's meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Lippman
Member Gonzalez, Alternate Members Taylor, Zacharias

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF STAFF:

ITEMS AT THE REQUEST OF THE PUBLIC:

ADJOURNMENT:

