

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, May 11, 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, May 11, 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, Members Girello, Gonzalez, Labate, and Alternate Members Taylor and Zacharias.

Absent: Vice Chairman Lippman

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 will be a voting member for this evening's meeting.

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

[23-0339](#)

April 13, 2023

On a motion by Member Labate, seconded by Member Girello, to approve, the minutes of the April 13, 2023 meeting, the following vote was recorded:

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

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. [23-0341](#)

MSC2023-0006, SPG - Laser Away, 14541 SW 5 Street, minor façade and signage changes, miscellaneous request. (Cole)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Brandon Torrellas, agent is requesting approval of architectural and signage modifications to the LaserAway tenant (formerly Sleep Number) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. LaserAway will be located within building 4000. LaserAway specializes in laser hair and tattoo removal as well as cosmetic procedures.

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). The current façade was approved in 2007 (Sleep Number) through MSC 2007-48.

BUILDINGS / STRUCTURES:

The following modifications are proposed as a result of the new tenant.

- The following colors and materials are proposed for the tenant bay:
 - o Main Body: SW 7001 (Marshmallow)
 - o Trim and Parapet: SW 6990 (Caviar)
 - o Accent tile: Grey EMSER Tile
- Removal and replacement of the existing fabric awnings. The new awning fabric will be black with no signage.

SIGNAGE:

The following signs are proposed:

- One, 52.5 square foot internally illuminated channel letter sign to read, "LaserAway" in white copy on a black backer panel.
- One, 4 square foot square blade sign of the LaserAway logo in white copy on a black background.

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 be in compliance with the approved PCD guidelines.

STAFF RECOMMENDATION:

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

2. [23-0342](#)

MSC2023-0009, SPG - Kendra Scott, 406 SW 145 Terrace, minor façade and signage changes, miscellaneous request. (Laura)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Anna Konczak, agent is requesting approval for facade and sign modifications to the new Kendra Scott Retail store (formerly IT'SUGAR) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west

of Southwest 145 Avenue. Kendra Scott, is a retail store that primarily sells Jewelry and will be located within building 13000 in bay 406.

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 Storefront tile (WT-11 white gloss)
 - o Storefront (Victorian Gold Metallic MP20352)

SIGNAGE:

The following signage is proposed for the tenant bay:

- One, 16.2 square foot Face-Lit illuminated channel letter wall signs reading, "KENDRA SCOTT" in white copy and the brand logo in metallic gold. Per Shops at Pembroke Gardens Master Sign Plan, two (2) square feet of graphic area for every lineal foot of storefront for a wall sign is allowed. Kendra Scott is allowed a maximum of 45 square feet.
- One, 4.3 square foot illuminated blade sign. The proposed sign will be a gold and white plank reading, "KENDRA SCOTT" in white copy.

Per Shops at Pembroke Gardens Master Sign Plan, blade signs are limited in size to 2x3.

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.

On a motion by Member Gonzalez, seconded by Member Girello, to approve, as recommended by staff, consent agenda item numbers 1 (MSC2023-0006, SPG – Laser Away) and 2 (MSC2023-0009, SPG – Kendra Scott), the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:**QUASI-JUDICIAL ITEMS:**

3. [23-0343](#) **SP2022-0017, Dunkin Donuts**, 9901 Pines Boulevard, site plan amendment. (Cole)

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.

Oscar Morales, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Morales 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:

Mike Ventura, agent, is requesting approval of site, architectural and signage modifications for the proposed restaurant use (Dunkin Donuts), located at 9901 Pines Boulevard. No modifications to the existing circulation is proposed.

The existing building was approved in 1988 through site plan SP 88-42. The following significant modifications have been made on site:

- SP 98-33 (Conversion from Long John Silvers to Dunkin Donuts)
- SP 2001-59 (Addition of a monument sign)
- SP 2002-46 (Addition of outdoor dining and architectural modifications)
- MSC 2011-32 (Architectural and signage modifications)

BUILDINGS / STRUCTURES:

The applicant proposes the following modifications:

- The following colors and materials are proposed for the building:
 - o Main Body: SW 7019 (Gauntlet Gray)
 - o Upper Façade: SW 7063 (Nebulous White)
 - o Accent: SW 7069 (Iron Ore), SW 6840 (Exuberant Pink), SW 6884 (Obstinate Orange)
 - o Dumpster Enclosure: SW 7019 (Gauntlet Gray)
- The existing entryway façade elements will be squared off consistent with Dunkin Donuts current branding.
- Removal of the canopies on the south elevation, to be replaced with a metal awning painted SW 6884 (Obstinate Orange) that spans the south elevation and wraps around onto both the east and west elevation.
- Paint the existing awning over the drive thru pick up window SW 6884 (Obstinate Orange).
- Installation of a 20.2 square foot digital menu board with overhead canopy. The post shall be painted PMS Cool Gray and the canopy painted PMS 165 Dunkin' Orange.
- Installation of a drive-thru clearance bar painted consistent with Dunkin

brand colors.

SIGNAGE:

Freestanding buildings are permitted up to 120 square feet of signage including the monument sign. The monument sign can be a maximum of 24 square feet.

The following signage is proposed for the site:

- Installation of 2, 17.56 square foot internally illuminated channel letter sign mounted on a raceway reading, “DD” in orange and pink copy. Additionally, an internally illuminated chipotle pepper logo in white copy on a brown backer panel is proposed adjacent to the text. One sign shall be located on the east and the west elevation.
- Installation of one 34.85 square foot internally illuminated channel letter sign mounted on a raceway reading, “Dunkin’” in orange and pink copy. The sign shall be located on the south elevation.
- Installation of a 22.34 square foot pan formed monument sign panel reading, “Dunkin’ Drive Thru” in orange and white copy on a white and pink background.
- Installation of three, 4’-10” tall 1.48 square foot pan formed internally illuminated directional signs. The following locations and copy are proposed:
 - o One sign located in the landscape island adjacent to the southeast corner of the building reading, “DD Drive Thru” with a directional area in orange and pink copy.
 - o One sign located in the landscape island adjacent to the drive thru entrance at the northeast corner of the site, “DD Drive Thru” with a directional area in orange and pink copy.
 - o One sign located in the landscape island adjacent to the drive thru exit at the southwest corner of the site reading, “DD Exit” with a directional area in orange and pink copy.

LANDSCAPING:

Landscape staff performed a courtesy inspection on site to identify deficiencies. The property owner has provided a letter acknowledging the deficiencies and will work with landscape staff to address the issues within 60 days of completion of the façade work.

STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and find that the proposed changes meet 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 members of the Planning and Zoning Board spoke:

Chairman Rose, Member Gonzalez

The following member of staff spoke:

Joseph Yaciuk, Assistant Planning and Economic Development Director

The following member of the public spoke:

Oscar Morales, representing the petitioner

Joseph Yaciuk, Assistant Planning and Economic Development Director, confirmed that the applicant will be replacing the needed landscape corrections within 60 days of the completion of the façade work.

On the motion by Member Girello, seconded by Member Labate, to approve, as recommended by staff, the Dunkin Donuts site plan amendment (SP2022-0017), the following vote was recorded:

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

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

Chairman Rose noted that Alternate Member Taylor requested an excused absence from the April 13, 2023 meeting due to the flooding.

On a motion Member Gonzalez, seconded by Member Labate, to excuse Alternate Member Taylor from the April 13, 2023 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

Member Gonzalez spoke in reference to an Urban Planners article about 15 Minute Communities.

The following members of the Planning and Zoning spoke about 15 Minute Communities:

Chairman Rose, Member Gonzalez

The following member of staff spoke about 15 Minute Communities:

Joseph Yaciuk, Assistant Planning and Economic Development Director

ITEMS AT THE REQUEST OF STAFF:

4. [23-0345](#) Discussion and possible action for the June meeting schedule.

Joseph Yaciuk, Assistant Planning and Economic Development Director, spoke

in reference to the meeting scheduled for June. He noted that the Chairman Rose wouldn't be able to attend the June 15, 2023 meeting. He polled the board members to determine if they would be available to meet June 8, 2023.

On a motion by Member Labate, seconded by Member Gonzalez, to change the meeting schedule from June 15, 2023 to June 8, 2023, the following vote was recorded:

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

NAY: None

Motion Passed

Staff announced that after 35 years of service, Dean Piper is retiring.

Mr. Piper addressed the Board. He let them know that he has enjoyed working with everyone over the years and will miss the interactions.

The Board Members thanked him for his service, congratulated, and wished him the best. him.

ADJOURNMENT:

Chairman Rose adjourned the meeting at 6:50 p.m.

ADJOURNED:
6:50 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary