

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, June 8, 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, June 8, 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 Girello, Gonzalez, Labate, and Alternate Member Taylor.

Absent: Alternate Member Zacharias

Also present: Michael Stamm, Jr., Planning and Economic Development Director / Assistant City Manager; Cole Williams, Senior Planner; 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:

[23-0405](#)

May 11, 2023

On a motion by Member Labate, seconded by Vice Chairman Lippman, to approve, the minutes of the May 11, 2023 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

CONSENT AGENDA ITEMS:

1. [23-0406](#) **MSC2023-0001, Volta Charging Stations at Pembroke Lakes Mall,** 11401 Pines Boulevard, installation of 10 Level 2 charging stations in various locations on the mall property, miscellaneous request. (Laura)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Julian Davenport, agent is requesting approval for the addition of ten electric vehicle charging stations at Pembroke Lakes Mall generally located north of Pines Boulevard between Hiatus Road and Flamingo Road.

Pembroke Lakes Mall was approved in 1988 through SP 88-14. Recent modifications to the mall include the following:

- SP 2015-22 (Sears conversion to AMC theaters)
- SN 2016-04 (Adoption of a Master Sign Plan).
- MSC 2020-05 (Conversion of the remaining Sears to Round 1 Entertainment)
- AM 2020-02 (Amendment to Electric Vehicle Charging Ordinance 155.614)
 - o Allowance of a changeable copy sign on a maximum of 2 sides of each charging unit. Each changeable copy sign may be up to 10 square feet in size.
 - o Update to accessory use standards to allow up to 20 electric vehicle charging stations for shopping centers or free-standing building.
 - o Update the definition of operator to include electric vehicle charging kiosk owner.

BUILDINGS / STRUCTURES:

The applicant proposes the installation of the following equipment:

- The installation of ten, level 2 electric vehicle charging stations located within the Pembroke Lakes Mall parking area.
 - o Five to be offered as an amenity, and five to have a fee associated with the use.
 - o Each charging post will be stainless steel colored and approximately 7 feet tall by 3 feet wide.
 - o Each unit will contain a 9 square feet digital display (advertising) on two sides 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.
 - o The ten electric vehicle charging units will be located within existing landscape islands throughout the site. The following locations are proposed:
 - ☐ Four charging stations adjacent to AMC and Round 1 on the eastern side of the site.
 - ☐ Two charging stations adjacent to the south of the main mall entrance.
 - ☐ Two charging stations adjacent to Macy's on the southwest side of the site.
 - ☐ Two charging stations adjacent to the north of the food court entrance.
 - o Each charging spaces will be delineated by the following:
 - ☐ A 1.5 square foot electric vehicle ground mounted charging sign.
 - ☐ The physical parking space will be painted white.

PARKING:

Based on current uses 5,435 parking spaces are required. Currently, 7,031 parking spaces are provided on site, and there is a surplus of 1,596. Out of the ten (10) spaces to be used for electric vehicle charging, five (5) parking spaces will be exclusive for electric vehicles only. The other five spaces (5) will be offered as an amenity to the customers of the shopping center; therefore, the

parking will not be exclusive to electric vehicles. 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.

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.

2. [23-0407](#)

MSC2023-0004, SPG - Love Sac, 416 SW 145 Terrace, minor façade and signage changes, miscellaneous request. (Laura)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Anthony Fichera, agent is requesting approval for facade and sign modifications to the new LoveSac Retail store (formerly The Cheese Course) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. LoveSac will be located within building 13000 in bay 416.

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 2018.

BUILDINGS / STRUCTURES:

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

- Main Body:
 - o Fabric Awning (F1 – Color: Blue - Sunbrella Aruba)
 - o Wood tile plank (T3 – Color: Brown)
 - o Anodized Aluminum (M2 – Dark Bronze)
 - o PowerCoated Metal (M3 – Color: Blue - SW Splashy 6942)
 - o PowerCoated Metal (M4 – Color: Black)

SIGNAGE:

The following signage is proposed for the tenant bay:

- One 15.32 square foot Back-Lit channel letter wall sign reading, “LOVESAC” in white copy.
- One 4 square foot non-illuminated blade sign. The proposed sign will be a dark tile plank reading, “LOVESAC” in white copy.

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. [23-0408](#)

MSC2023-0005, Florida Secured Storage, 19701 Sheridan Street, canopied / covered self-storage parking, miscellaneous request. (Cole)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Frank Saia, agent, is requesting approval for the conversion of 134 uncovered self-storage parking spaces to 112 canopied self-storage parking spaces at the existing Florida Secure Self Storage, located at 19701 Sheridan Street.

Florida Secure Self Storage was approved in 1999 through SP 99-20. An amendment was made to the site plan in 2014 (SP 2014-10, Addition of storage units and perimeter wall).

The applicant has provided correspondence from Broward County confirming that the proposal is consistent with the existing plat note.

BUILDINGS / STRUCTURES:

The applicant is proposing two steel canopies colored gray with a white roof for the covered storage. The eastern most structure shall be 33,520 square feet and 19'-8" at the highest point. 74 storage spaces are proposed under the structure. The western most structure shall be 20,025 square feet and 21'-8" at the highest point. 38 storage spaces are proposed under the structure.

The following is a breakdown of the proposed size and quantity of storage spaces:

- 1: 11' x 30'
- 73: 11' x 40'
- 1: 11' x 45'
- 27: 11' x 50'
- 10: 11' x 55'

STAFF RECOMMENDATION:

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

4. [23-0409](#)

MSC2023-0007, SPG - Lululemon Athletica, 14564 SW 5 Street, minor façade and signage changes, miscellaneous request. (Cole)

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Andy Estabrooks, agent is requesting approval of architectural and signage modifications to the Lululemon tenant (formerly Gottex and Sunglass Hut) at the Shops at Pembroke Gardens site, generally located south of Pines

Boulevard and west of Southwest 145 Avenue. Lululemon will be located within building 10000.

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 2018 (Gottex) through MSC 2018-09 and in 2007 (Sunglass Hut) through MSC 2007-52.

Lululemon has been operating in the existing tenant space (formerly Gottex, 3,387 square feet) temporarily and are now proposing these modifications and expansion into the former Sunglass Hut (1,421 square feet) space to make them a permanent tenant (4,808 total square feet).

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: BM OC-52 (Gray Owl)
 - o Main Body Stone: Texton Tuscany (Gray)
 - o Trim: BM 2132-10 (Benjamin Moore Black)
 - o Accent tile: Daltile Light Grey, Daltile Black
 - o Wooden Entryway: Arbor Wood Ash
- Removal and replacement of the existing fabric and barrel tile awnings. The new aluminum awning will be black and wrap around the east and north elevations with no signage.
- Infill of the Sunglass Hut tenant bay.
- Extension of the existing terracotta ridge to current Sunglass Hut tenant bay to match the current façade.
- Removal of the neutral pier between Sunglass Hut and the existing tenant bay.
- Removal of the faux windows and railings on the tower feature as well as the scoring and architectural elements on the façade. All areas will be infilled to be flush and match the remainder of the tenant bay.

SIGNAGE:

The following signs are proposed:

- Two, 46.875 square foot halo-lit channel letter signs reading, “lululemon” in black copy and the brand logo in white and red copy. One sign shall be placed on the east and north elevations.
- One, 25 square foot halo-lit sign of the Lululemon logo in white copy on a red background. The sign shall be located the east elevation.
- Two, 2.25 square foot square internally illuminated blade sign of the Lululemon logo in white copy on a red background. LOCATION

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.

On a motion by Member Girello, seconded by Vice Chairman Lippman, to approve, as recommended by staff, consent agenda item numbers 1 (MSC2023-0001, Volta Charging Stations at Pembroke Lakes Mall), 2 (MSC2023-0004, SPG – Love Sac), 3 (MSC2023-0005, Florida Secured Storage), and 4 (MSC2023-0007, SPG – Lululemon Athletica), the following vote was recorded:

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

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

Chairman Rose noted that Dean Piper, Zoning Administrator, was recognized by the City Commission for his 35 plus years of service. He was also a recipient of the Miramar Pembroke Pines Chamber Ed Minaya Life Time Achievement award.

Chairman Rose reminded the board members to submit their Financial Form 1 to Broward County before July 1, 2023.

The following spoke about new financial reporting regulations that will go onto effect next year:

Brian Sherman, Assistant City Attorney
Member Girello

Chairman Rose noted that Vice Chairman Lippman had requested an excused absence from the May 11, 2023. He also noted that Alternate Member Zacharias has requested an excused absence from this evening's meeting.

On a motion by Member Labate, seconded by Member Girello, to excuse Vice Chairman Lippman from the May 11, 2023 meeting and to excuse Alternate Member Zacharias from this evening's meeting, the following vote was recorded:

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

NAY: None

Motion Passed

Vice Chairman Lippman spoke about the condition of Sheridan Street between I-75 and Flamingo Road.

Michael Stamm, Jr., Planning and Economic Development Director/ACM, spoke about the status of road repairs and upgrades to that section roadway.

Member Girello spoke about site line concerns with the landscaping within Pembroke Falls.

NEW BUSINESS:

CONSENT AGENDA ITEMS:

ITEMS AT THE REQUEST OF STAFF:

5. [23-0423](#) **AM2023-0001, Alcohol Sales Special Exception Process**, Code amendment. (Dean)

Michael Stamm, Jr., Planning and Economic Development Director/ACM, gave a brief overview of the proposed code amendment.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

The City of Pembroke Pines requests an amendment to the City's Land Development Code (LDC) to create new regulations regarding the late-night distribution of alcohol by certain businesses. The expressed purpose of the proposed amendment is to ensure the safety and security of the surrounding communities and businesses by addressing related noise, traffic, parking and security concerns.

The proposed amendment requires any hotel, restaurant, bar lounge, or night club which serves alcohol within the city after 1 AM and prior to 4 AM to first obtain approval through the City's special exception process. In no case shall a business be permitted to serve alcohol between the hours of 4 AM and 7 AM.

Per Section 155.301 (M), special exception applications require the review and action by the Planning and Zoning Board. The Planning and Zoning Board will utilize the special exception standards of approval which are already established within the section. The amendment will also require a business which is seeking a special exception to provide and implement a security plan as part of the special exception application.

In amending the Ordinance, the City expects to amend the following sections of the Code of Ordinances as a result of this application:

- Section 155.203 (Definitions)
- Section 155.313 (Enforcement)
- Section 155.504 (Alcoholic Beverage Establishments)

The proposed amendment will repeal the following section of the Code of Ordinances in its entirety:

- Section 110.02 (Hours of Sale, Exception of New Year's Day)

STAFF RECOMMENDATION:

Planning and Zoning Board to direct city staff to coordinate with the City Attorney's office to draft an Ordinance for presentation to the City Commission.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Lippman, Members Girello, Gonzalez

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development
Director/ACM
Brian Sherman, Assistant City Attorney

On a motion by Member Girello, seconded by Member Labate, to direct city staff to coordinate with the City Attorney's office to draft an Ordinance for presentation to the City Commission, the following vote was recorded:

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

NAY: None

Motion Passed

6. [23-0411](#) Discussion and possible action on the 2023 - 2024 meeting schedule.

City staff have been closely monitoring the frequency and processing times of development applications to be reviewed by the Planning and Zoning Board with the goal of ensuring that both Board and staff time is spent efficiently. Based on current application trends, staff recommend that the Planning and Zoning Board combine their two typically scheduled meetings into one meeting a month.

Attached are the recommended meeting days for the next year:

- | | |
|----------------------|----------------------------|
| • August 17, 2023 | (Third Thursday of Month) |
| • September 14, 2023 | (Second Thursday of Month) |
| • October 12, 2023 | (Second Thursday of Month) |
| • November 9, 2023 | (Second Thursday of Month) |
| • December 14, 2023 | (Second Thursday of Month) |
| • January 11, 2024 | (Second Thursday of Month) |
| • February 8, 2024 | (Second Thursday of Month) |
| • March 14, 2024 | (Second Thursday of Month) |
| • April 11, 2024 | (Second Thursday of Month) |
| • May 9, 2024 | (Second Thursday of Month) |
| • June 13, 2024 | (Second Thursday of Month) |

Should an increase in applications merit an additional hearing date during any of the months listed, staff will provide the Board with a request to meet in advance. In such a case, staff will prioritize the fourth Thursday of the month to hold that meeting.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Member Gonzalez

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development
Director/ACM

On a motion by Member Girello, seconded by Member Gonzalez, to approve
the proposed calendar schedule, the following vote was recorded:

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

NAY: None

Motion Passed

ADJOURNMENT:

Chairman Rose adjourned the meeting at 7:17 p.m.

ADJOURNED:
7:17 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary