

# **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 11, 2018**

**6:30 PM**

**Commission Chambers**

**Planning and Zoning Board**

## REGULAR 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 11, 2018, at the Charles F. Dodge Pembroke Pines City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

## ROLL CALL

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

No disclosure forms were submitted at this time.

## APPROVAL OF MINUTES:

[18-0008](#)

December 14, 2017

On a motion by Member Girello, seconded by Member Gonzalez, to approve, the minutes of the December 14, 2017 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

## NEW BUSINESS:

### QUASI-JUDICIAL ITEMS:

1. [18-0009](#) **ZV 2017-18, Caliber Collision**, 20955 Taft Street, variance request.  
(Dean)

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

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.

Jennifer Ronneburger, representing the petitioner, waived her right to the quasi-judicial proceedings.

Ms. Ronneburger addressed the Planning and Zoning Board. She gave a brief overview of the proposed variance request.

The following summary was entered into the record:

Jennifer Ronneburger (as agent) is requesting a variance for Caliber Collision at 20955 Taft Street. The variance being requested (ZV 2017-18) is to allow the primary sign to be 64.17% of the total allowable square feet (77 sq. ft.) instead of the allowed 50% of the total allowable square feet (60 sq. ft.).

Note: The Caliber Collision Site Plan (SP 2015-25) was approved by the Planning & Zoning Board on February 21, 2017.

**Variance Request Summary:**

Application	Code Section	Required/Allowed	Request
ZV 2017-18	155.324(C)(2)(e)	60 sq. ft. primary sign	77 sq. ft. primary sign

**Variance Request Details:**

ZV 2017-18) Allow a 77 square feet sign on a primary façade instead of the required 60 square feet (not exceed 50% of the total allowable square footage) on a primary façade.

Code Reference: § 155.324 PERMANENT SIGNS.

(C) Business Zoning Districts.

(2) Outparcels and freestanding buildings. Unless otherwise provided for herein, signs for all outparcels and freestanding buildings shall be subject to the same provisions of § 155.326(C)(6) for shopping center tenants.

(e) Signs on outparcels and freestanding buildings may be placed on any elevation, however signs on the primary facade of the outparcel or building shall not exceed 50% of the total allowable square footage.

**Variance Determination:**

The Planning and Zoning Board shall not grant any 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 variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:

A) That 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) That 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) That 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.

The following members of the Planning and Zoning Board spoke:

Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez

The following member of staff spoke:

Dean Piper, Zoning Administrator

On a motion by Vice Chairman Jacob, seconded by Member Girello, to grant, as determined by variance criteria "C", ZV 2017-18 to allow a 77 square feet sign on a primary façade instead of the required 60 square feet (not exceed 50% of the total allowable square footage) on a primary façade, the following vote was recorded:

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

NAY: None

Motion Passed

2. [18-0010](#)

**ZV 2017-19, Chapel Trail Trade Center, 20841 - 20871 Johnson Street, variance request. (Dean)**

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.

Elkin Sanchez, representing the petitioners, waived his right to the quasi-judicial proceedings.

Mr. Sanchez addressed the Planning and Zoning Board. He gave a brief overview of the proposed variance request.

The following summary was entered into the record:

Ingrid Hazoury (as agent) is requesting a variance for Chapel Trail Trade Center at 20841-20871 Johnson Street. The variance being requested (ZV 2017-19) is to allow 638 parking spaces instead of the required 710 parking spaces. This request would allow one (1) designated parking space for the owner of each unit.

Variance Request Summary:

Application	Code Section	Required/Allowed	Request
ZV 2017-19	155.251(A)	710 Parking Spaces	638 Parking Spaces

**Variance Request Details:**

**ZV 2017-19) Allow 638 parking spaces instead of the required 710 parking spaces.**

**Code Reference: § 155.251 AMOUNT OF OFF-STREET PARKING REQUIRED.**

**(A) Other uses. Minimum parking shall be required as set forth in the matrix\* below.**

**(SEE ATTACHED EXHIBIT "A" FOR THE MATRIX\*)**

**Variance Determination:**

**The Planning and Zoning Board shall not grant any 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 variances, the Planning and Zoning Board shall determine that the variance granted is the minimum variance that will accomplish the intended purpose (stated above) and:**

**A) That 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) That 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) That 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.**

**The following members of the Planning and Zoning Board spoke:**

**Chairman Rose, Vice Chairman Jacob  
Members Boisvert, Girello, Gonzalez**

**The following members of staff spoke:**

**Michael Stamm, Jr., Planning and Economic Development Director  
Dean Piper, Zoning Administrator**

**The following members of the public spoke:**

**Elkin Sanchez, units 103 & 104 owner**

Carlos Gonzalez, Vice President of the Condo Board and unit 110 owner  
Paul Columna, units 112B – 114 owner  
Jonas Barrios, unit 106 owner

Member Gonzalez questioned if the one allowed reserved parking space per unit would be reserved 24 hours a day.

Carlos Gonzalez, representing the petitioner, stated that they would only be reserved between the hours of 9:00 a.m. to 5:00 p.m.

Member Gonzalez questioned where the time restriction is shown.

Carlos Gonzalez, representing the petitioner, voluntarily agreed to accept the time restriction as part of the variance approval.

On a motion by Member Boisvert, seconded by Member Girello, to grant, as determined by variance criteria "A", ZV 2017-19 to allow 638 parking spaces instead of the required 710 parking spaces; subject to the one allowed reserved parking space per unit only be reserved between the hours of 9:00 a.m. to 5:00 p.m., the following vote was recorded:

AYE: Chairman Rose, Members Boisvert, Girello, Gonzalez

NAY: Vice Chairman Jacob

Motion Passed

## **CHANGE ORDER OF BUSINESS:**

Chairman Rose requested to change the order of business and hear regular agenda item number 4 at this time.

It was the consensus of the Planning and Zoning Board members to change the order of business and hear regular agenda item number 4 at this time.

## **NEW BUSINESS:**

### **NON-QUASI-JUDICIAL ITEMS:**

4. [18-0013](#) SN 2017-08, SmartStop Self Storage (FKA Manley Self Storage), 18804 Pines Boulevard, sign application. (Christian)

Denise Williams, representing the petitioner, addressed the Planning and Zoning Board. She gave a brief overview of the proposed sign application.

The following staff report was entered into the record:

Denise Williams, agent, is requesting approval for (3) attached building signs for SmartStop Self Storage Buildings A and B, both located on 18804 Pines Boulevard.

The applicant seeks approval of three new blue and green illuminated individual channel letter on raceway building signs for a total of 90 SF. All three proposed signs read "SmartStop Self Storage" on the following elevations of Buildings A and B, currently under construction.

Building	Elevation(s)	Proposed Sign Area
A	North	(1) 30 SF
A	East	(1) 30 SF
B	North	(1) 30 SF

No other changes to the site are proposed at this time. Staff has reviewed the proposed changes and finds that the proposal meets 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 member of the Planning and Zoning Board spoke:

Vice Chairman Jacob

The following member of staff spoke:

Joseph Yaciuk, Planning Administrator

The following member of the public spoke:

Denise Williams, representing the petitioner

On the motion by Member Girello, seconded by Member Boisvert, to approve, as recommended by staff, the SmartStop Self Storage (FKA Manley Self Storage) (SN 2017-08) sign application, the following vote was recorded:

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

NAY: None

Motion Passed

## RESUME ORDER OF BUSINESS:

## NEW BUSINESS:

## QUASI-JUDICIAL ITEMS:

3. [18-0012](#) SP 2017-13, Century Village, generally located south of Pines Boulevard and west of Flamingo Road, site plan amendment. (Joseph)

Chairman Rose noted for the record that he will not be able to vote on this item due to a conflict of interest.

Jacob Horowitz, Assistant City Attorney, clarified conflict of interest and voting procedures.

Chairman Rose stated that Alternate Member Taylor will be a voting member for this item.

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.

Derek Schenavar, representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Schenavar 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:

Derek Schenavar, agent for Century Village, is requesting approval for internal roadway, parking, landscape and guardhouse entry improvements to the retirement community generally located south of Pines Boulevard and west of Flamingo Road.

The applicant is proposing the following improvements to the site:

#### **Internal Roadway**

- Selective milling and repaving of main community roadways (Southwest 136 Avenue, Southwest 129 Avenue, Southwest 10 Street/Flamingo Drive West)
  - o Roadways being modified to be in conformance with State and Local roadway standards.
  - o New pavement markings on modified roadways.
  - o Installation of pedestrian interconnections (sidewalks, crosswalks) where required by the Engineering Division and compliant with MUTCD standards.
  - o Modifications to certain medians to accommodate the proposed changes as well as to provide opportunities for additional pervious space / landscape areas.

#### **Parking Improvements**

- Asphalt Parking maintenance and curb modifications at the Clubhouse
  - o Installation of new curbing within the parking areas as well as the installation of new root barriers to prevent future damage to the parking lot.
  - o Restriping existing handicapped parking to meet ADA standards.
  - ☐ The proposed parking modifications will result in the following parking changes:

#### **EXISTING STANDARD PARKING**

Health Club = 40

Employee Parking = 12

Clubhouse = 576

Golf Course = 120

#### **PROPOSED STANDARD PARKING**

Health Club = 40

Employee Parking = 12

Clubhouse = 549

Golf Course = 129

**EXISTING HANDICAPPED PARKING**

Health Club = 5  
Employee Parking = n/a  
Clubhouse = 68  
Golf Course = 6

**PROPOSED HANDICAPPED PARKING**

Health Club = 5  
Employee Parking = n/a  
Clubhouse = 70  
Golf Course = 6

- o Provide dedicated access routes to the clubhouse for handicapped parking.

**Landscape Improvements**

Century Village will be planting new trees and shrubs as a result of the proposed changes above, dead / dying landscape material replacements, replenishment of Pembroke Road bufferyard and general landscape mitigation on site. A summary of all landscape being provided for the areas within the scope of work is included in separate memo from the landscape architect (Debra Northsea Landscape Architect Letter - 12/15/17). Residential building sites are not included within this scope. The proposed landscape changes have been reviewed by the landscape planner and found to comply with the City's landscape Code.

**Guardhouse Improvements**

- North Guardhouse replacement (Southwest 136 Avenue)
  - o Demolition of the existing guardhouse.
  - o The installation of a two story, 30 foot high guardhouse in the roadway median to the south of the existing guardhouse. The guardhouse will house guard workspace with bathroom facilities on first floor and office area and kitchen on second floor. The guardhouse will include a covered entry and exit bays.
    - Proposed guardhouse colors / materials
  - Main Body –Sherwin Williams Arrid Sands (HGSW 3167)
  - Accent – Airstone Autumn Mountain Stone Veneer
  - Roof – Weathered Wood asphalt shingles
  - o Existing guardhouse to be demolished after new guardhouse is completed.
  - o Installation of guardhouse lane medians on entry and exit lanes.
  - o Installation of new gate system and guard parking space.
  - o Installation of sidewalks and pedestrian gates on west side of the right of way.
  - o Associated modifications to the road medians on Southwest 136 Avenue to accommodate the new guardhouse.
    - The addition of a parking space for guard within a newly designed landscape median to the south of the proposed guardhouse.
  - o Installation of rumble strips and speed tables for entry lanes on Southwest 136 Avenue leading up to guardhouse.
- South Guardhouse modification
  - o Removing the vehicular overhangs and columns from existing structure

due to repetitive collisions.

- o Extension of a landscape planter at the entry and exit road to create a protective barrier for the guard on duty.
- o Installation of speed table on exit lanes and rumble strips on entry and exit lanes.
- o Installation of guard parking space within a new landscaped median.

The applicant provides a staging plan which utilizes jersey barriers to route guests into the community while the guardhouses are under construction. The existing northern guardhouse will not be demolished until construction of new guardhouse is completed.

The proposed site plan amendment has been reviewed by staff and found to meet Code requirements. Staff therefore recommends approval of this application.

**Staff Recommendation:** Approval, subject to installation of Pembroke Road landscape prior to issuance of a certificate of occupancy for the north guardhouse.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Derek Schenavar, representing the petitioner, answered in the affirmative.

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 Jacob, Members Girello, Gonzalez

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following member of the public spoke:

Derek Schenavar, representing the petitioner

On a motion by Member Girello, seconded by Member Boisvert, to approve, as recommended by staff, the Century Village site plan amendment (SP 2017-13), the following vote was recorded:

**AYE:** Vice Chairman Jacob, Members Boisvert, Girello, Gonzalez  
Alternate Member Taylor

**NAY:** None

**Motion Passed**

## **ITEMS AT THE REQUEST OF THE BOARD:**

Chairman Rose noted that Alternate Member Lippman has requested an excused absence from this evenings meeting.

On a motion by Member Girello, seconded by Member Gonzalez, to excuse Alternate Member Lippman from this evening meeting, the following vote was recorded:

**AYE:** Chairman Rose, Vice Chairman Jacob  
Members Boisvert, Girello, Gonzalez

**NAY:** None

**Motion Passed**

Member Gonzalez spoke in reference to traffic patterns at the Westfork Plaza.

The following members of the Planning and Zoning Board spoke in reference to traffic patterns and current road conditions at the Westfork Plaza:

Chairman Rose, Member Gonzalez

The following member of staff spoke in reference to traffic patterns and current road conditions at the Westfork Plaza:

Michael Stamm, Jr., Planning and Economic Development Director

Alternate Member Taylor spoke in reference to roadway improvements connected with the Ventura apartment project at Pasadena Boulevard on the east side of University Drive.

Michael Stamm, Jr., Planning and Economic Development Director, gave a brief update of the required roadway and sidewalks changes to that area.

Member Girello noted that demolition of the Publix at Hiatus Road and Taft Street has finally begun.

## **ITEMS AT THE REQUEST OF STAFF:**

5. [18-0014](#) Notice of Cancellation of the January 25, 2018 meeting.

Michael Stamm, Jr., Planning and Economic Development Director, spoke in reference to notification process and the reason for cancellation of the January 25, 2018 meeting.

On a motion by Member Gonzalez, seconded by Member Boisvert, to cancel the January 25, 2018 meeting, the following vote was recorded:

**AYE:** Chairman Rose, Vice Chairman Jacob  
Members Boisvert, Girello, Gonzalez

**NAY:** None

**Motion Passed**

Michael Stamm, Jr., Planning and Economic Development Director, gave a brief update on businesses within City Center that are expecting to open in March and April. He also provided an update on the occupancy rates of the apartment buildings on the site.

Chairman Rose adjourned the meeting at 7:59 p.m.

ADJOURNED:

7:59 P.M.

Respectfully submitted:

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Sheryl McCoy  
Board Secretary