

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, April 12, 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, April 12, 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 Girello, Labate, and Alternate Members Lippman and Taylor. Absent: Member Gonzalez. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Joseph Yaciuk, Planning Administrator; Jacob Horowitz, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

Chairman Rose stated that Alternate Member Lippman will be a voting member for this meeting.

OATH OF OFFICE:

[18-0326](#)

New Member Rosalie Labate

Rosalie Labate was sworn in as a new member of the Planning and Zoning Board by Assistant City Attorney Horowitz.

SUBMISSION OF LOBBYING DISCLOSURE FORMS

No lobbying disclosure forms were submitted.

APPROVAL OF MINUTES:

[18-0322](#)

March 22, 2018

On a motion by Member Girello, seconded by Vice Chairman Jacob, to approve, the minutes of the March 22, 2018 meeting, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Labate, Alternate Member Lippman

NAY: None

Motion Passed

OLD BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

1. [18-0321](#) **SP 2017-27, 1600 Building**, generally located north of Pembroke Road, east of the Florida Turnpike, along SW 66 Avenue, site plan application. (Joseph)

Barbara Hall, attorney representing the petitioner, addressed the Planning and Zoning Board. She gave a brief overview of the proposed site plan application.

The following staff report was entered into the record:

Greenberg Traurig, agent for owner 1600 SW 66th Ave LLC, is requesting approval of a site plan application to redevelop an abandoned commercial site into an 80 unit mid-rise apartment complex with associated parking, landscape, traffic circulation, signage and onsite amenities. The subject property is generally located north of Pembroke Road and west of Southwest 66 Avenue.

Background:

The Planning and Zoning Board at its March 22, 2018 meeting voted to transmit the following applications to the City Commission:

- A zoning change request (ZC 2017-05) from Community Business (B-2), Light Industrial (M-1) to Planned Development – Small Lot (PD-SL) with associated reserve unit allocation and design guidelines.
- A plat application (SUB 2017-01) restricting development on the property to 80 mid-rise units.

It is anticipated that the proposed rezoning application with reserve unit allocation, plat application, municipal dedication agreement, and site plan will be heard concurrently on final readings at City commission on June 6, 2018.

Project details:

The applicant proposes to demolish the existing abandoned building on site and replace it with a 5 story, 60'-6" tall, 80 unit mid-rise apartment building. The proposed building will be painted the following colors:

- Main Body – Sherwin Williams 7004 (Snowbound)
- Accent – Sherwin Williams 7023 (Requisite Gray), Sherwin Williams 6221 (Moody Blue), Sherwin Williams 6244 (Naval)
- Roof – Standing Seam Metal

Five unit types are being proposed for this building. Unit sizes for this building will range from 730 square feet to 1,104 square feet. The building will contain the following breakdown of bedrooms:

- 40 units (1 bedroom)
- 40 units (2 bedroom)

The applicant proposes a fenced in patio area with pool on the east side of the property. The pool area was placed on the east side of the property in order to help mitigate the impact of the building from existing residential east of Southwest 66 Avenue in the City of Hollywood.

Additional amenities / green features for this rental community include the following:

Outdoor Amenities:

- Units with Balcony
- Bike Racks
- Lift Station Upgrade
- Entry Drive Paver Treatment

Indoor Amenities:

- Fitness Room
- Clubroom
- Leasing Office
- Bike Room
- High Efficiency Appliances / Air Conditioning Equipment

On site amenities are for the use of tenants and guests only and facilities will not be rented out for commercial use. In addition to the amenities listed above, the developer has agreed to provide 10% of the constructed units (8 units) as Affordable Units. One-half of those Affordable Units shall fall within the "low" affordable housing category. The other one-half of those Affordable Units shall fall within the "medium" affordable housing category. The Developer will ensure that tenants renting the Affordable Units comply with the income requirements for these categories of affordability. These requirements will be included in a recorded agreement before the issuance of a building permit.

The following access to the site from Southwest 66 Avenue is being provided to this property:

- A shared access drive (ingress / egress) at the southeast corner of the site.
- A public egress only / emergency vehicle ingress / egress through a driveway at the northeast corner of the site.

The apartment site will not be gated at the entrances to the community. The applicant will provide 142 onsite parking spaces and an additional 6 parallel parking spaces along Southwest 66 Avenue as a result of this application. 136 parking spaces are required based on the PD-SL guidelines. The applicant provides a parking study as well as a traffic analysis to justify the proposed parking ratios and expected roadway impacts of the proposed development. The Engineering Division reviewed the proposed application and has no objections.

Surface parking / drive aisles throughout the site will be illuminated by a series of cut off LED fixtures (soft white 3,000K) mounted on poles at a height of 18 to 20 feet.

Garbage service will be provided through an internal trash room on the first floor of the property. WASTEPRO has reviewed the proposed trash holding room location and has no objections. Mail service will be provided by group mailbox inside the apartment lobby.

The applicant proposes a monument sign at the main entrance to the site. The 5 foot tall, internally illuminated sign will display the text, "1600" at

approximately 21 square feet.

Landscape and buffering for this property consists of the following:

- Installation of 90 trees, 76 palms, and 2,988 shrubs is proposed on the property. Primary species of trees include Spanish Stopper, Autograph Tree, and Live Oak. Primary species of palms include Alexander Palm, and Royal Palm. Primary species of shrubs include Florida Gamma Grass which is a Florida native plant species, and Podocarpus.
- o Landscape along the east side of the property has been designed to screen the pool area from the street as well as to mitigate the impact of the proposed building from Southwest 66 Avenue. Installation of a 26' tall buffer is proposed on the east side of the property, which will consist of 48" tall shrubs, 14-16' tall trees, and 14- 26' tall palms.
- Installation of a 6 foot high vinyl fence along the north, west and south perimeters of the property.

The proposed site plan is consistent with the proposed PD-SL zoning design guidelines and the proposed plat.

Staff Recommendation: Transmit to the City Commission with a favorable recommendation subject to the following:

1. City Commission approval of the rezoning application (ZC 2017-05) with associated 80 unit reserve unit allocation.
2. City Commission approval of the underlying plat application (SUB 2017-01).
3. City Commission approval of a municipal dedication agreement for the property.
4. Recordation of the underlying plat prior to issuance of a building permit for the property.
5. The Developer will ensure that tenants renting the Affordable Units comply with the income requirements for these categories of affordability. These requirements will be included in a recorded agreement before the issuance of a building permit.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Barbara Hall, attorney 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.

Chairman Rose noted for the record that Jeff Klansky, owner of adjacent Tower Center property, has offered a letter of support for this project.

The following members of the Planning and Zoning Board spoke:
Chairman Rose, Vice Chairman Jacob, Member Girello
Alternate Members Lippman, Taylor

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following members of the public spoke:

Barbara Hall, attorney representing the petitioner
George O'Brien, architect representing the petitioner
Halle Yaeger, landscape architect representing the petitioner
Antonio Quevedo, engineer representing the petitioner

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

Ms. Hall, attorney representing the petitioner, voluntarily agreed to look at security monitoring as well as upgrading the fencing to a non-scalable fence type.

On a motion by Alternate Member Lippman, seconded by Vice Chairman Jacob, to transmit, as recommended by staff, the 1600 Building (SP 2017-27) site plan application, to the City Commission with a favorable recommendation, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Labate, Alternate Member Lippman

NAY: None

Motion Passed

NEW BUSINESS:

QUASI-JUDICIAL ITEMS:

2. [18-0323](#) **SP 2017-10, Sheridan Plaza**, generally located 2060-2100 N University Drive, site plan amendment. (Joseph)

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.

Stephen Brasgalla, architect representing the petitioner, waived his right to a quasi-judicial proceeding.

Mr. Brasgalla 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:

Gator Sheridan Investments, owner of Sheridan Plaza is requesting site plan approval for façade, color, and sign changes to the Cobblestone Plaza generally located at 2060- 2100 North University Drive. The following modifications are proposed as a result of this application:

- Main façade update to the east elevation of the building as well as portions of the north and south elevations of the building. Facade design will be updated creating utilizing new banding, crown molding, trellis, awnings,

columns and vertical popout features creating a modern look. The building will be 31'-6" (highest point measurement) as a result of this application.

- Façade repaint to include the following colors:
 - o Body Color – Hampshire Taupe (BM 990), Grege Avenue (OC-34),
 - o Main Entry – Wood Look Nichha Panel
 - o Columns –Tuscany (BM 1206)
 - o Decorative Band – Marble White (OC-34)
 - o Crown Molding – Decorators White (OC-149)
 - o Molding Band –Tuscany (1206)
 - o Trellis – Dark Brown
 - o Awning – Brown
- Existing dumpster and enclosure on the northwest and southwest corners of the site to be painted to match building (Grege Avenue BM 991).
- Update to Uniform Sign Plan for the shopping center. Signs without registered logos / letter style will be restricted to the following type, font and color:
 - o Type: Internally illuminated channel letters
 - o Font: Helvetica Bold
 - o Color: Red
- The replacement of a previously approved monument signs at the main entry to the shopping center. The new signs will reflect the latest sign design criteria for shopping centers. The proposed monument sign will be 9 feet tall and display the name of the shopping center with address at the top of the sign, up to four tenants in the sign body, and leasing information at the base.
- Installation of a new bike rack on north side of building.
- New stop signs throughout the site.

The proposed changes have been reviewed by staff and found to 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, Vice Chairman Jacob, Member Girello

The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following members of the public spoke:

Stephen Brasgalla, architect representing the petitioner
William Goldsmith, representing the petitioner

Staff clarified the petitioner will be addressing landscaping concerns for the

property at a later date.

Mr. Goldsmith voluntarily agreed to work with staff to establish a concrete pad for an additional dumpster on the west side of the rear north south drive.

On the motion by Alternate Member Lippman, seconded by Member Girello, to approve, as recommended by staff, the Sheridan Plaza site plan amendment (SP 2017-10); subject to the applicant voluntarily working with staff to address the landscape concerns and possibly establishing an additional dumpster area on the west side of the rear north and south drive, the following vote was recorded:

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Labate, Alternate Member Lippman

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

Chairman Rose noted that Member Gonzalez has asked for an excused absence from this evenings meeting.

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

AYE: Chairman Rose, Vice Chairman Jacob
Members Girello, Labate, Alternate Member Lippman

NAY: None

Motion Passed

Member Girello noted that the Publix on Hiatus Road now has vertical walls.

Chairman Rose questioned the status of the new Publix being constructed at City Center.

Michael Stamm, Jr., Planning and Economic Development Director, gave a brief update of the City Center projects.

Alternate Member Lippman spoke in reference to the fence and tree maintenance by CB Smith Park.

The following members of the Planning and Zoning Board spoke in reference to the fence and tree maintenance by CB Smith Park:

Chairman Rose, Alternate Member Lippman

The following member of staff spoke in reference to the fence and tree maintenance by CB Smith Park:

Michael Stamm, Jr., Planning and Economic Development Director

Chairman Rose spoke in reference to the annual board report.

ITEMS AT THE REQUEST OF STAFF:

Michael Stamm, Jr., Planning and Economic Development Director, informed the Planning and Zoning Board of potential future amendments to the City Code which will be coming forward in the recent months for consideration.

The following topics have been identified by City Staff as in need of update and future Planning and Zoning review:

1. Sign Code

- Potential updates based on recent Supreme Court case law
- Supergraphic updates
- Other signs to be considered which are not regulated by Code

2. Bike Share

- Docked Units vs. Undocked Units

3. Breweries / Brewpubs / Micro Breweries / Micro distilleries

- Definition
- Zoning considerations
- Regulations

4. Wireless Antennas in Right-of-Way

- Updates based on expected rollout of 5G Service.
- Updates based on changes to Florida Statute

Staff anticipates placing these items on a Planning and Zoning Board agenda in the May with the goal of bringing forth the item to City Commission in June.

The following members of the Planning and Zoning Board spoke in reference to the proposed updates:

Chairman Rose, Member Girello, Alternate Member Lippman

ADJOURNMENT:

Chairman Rose adjourned the meeting at 8:16 p.m.

ADJOURNED:

8:16 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary