

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 24, 2019

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 24, 2019, 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, Gonzalez, Labate, and Alternate Members Lippman and Taylor. Also present: Dean Piper, Zoning Administrator; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

(Secretary's Note: Alternate Member Lippman arrived at 6:39 p.m.)

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

APPROVAL OF MINUTES:

[19-0106](#)

December 13, 2018

On a motion by Member Girello, seconded by Member Gonzalez, to approve, the minutes of the December 13, 2018 meeting, the following vote was recorded:

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

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.)

1. [19-0107](#) **ZV 2018-08, Palm Square Center, 9801 -- 9833 Pines Boulevard,**
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.

Frescia Perez, representing the petitioner, waived her right to the

quasi-judicial proceedings.

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

The following summary was entered into the record:

Project Description / Background

Frescia Perez, agent for the owner, is requesting a variance to allow six (6) panels on the existing monument sign for the Palm Square Center instead of the allowed four (4) panels. The existing monument sign was approved in 2012 (MSC 2012-27) and it meets current code requirements. The proposed 6 panels would fit within the allowable 48 square feet on the existing sign.

Palm Square Center is located at the northwest corner of Pines Boulevard and NW 98th Avenue; despite their corner location, they are only allowed one monument sign based on the constraints in Sections 155.324(C)(1)(I)(5.)

(a.) The shopping center fronts on two main thoroughfares of at least secondary arterial designation (80 feet right-of-way): or

(b.) The shopping center has a minimum 1,500 lineal feet of frontage along a single thoroughfare.

In addition to the Variance request; the staff is currently reviewing a miscellaneous application request (MSC 2018-26) for a building color change and monument sign modifications consistent with the results of the variance application. This item is tentatively scheduled for the February 14, 2019, Planning & Zoning Board meeting.

Variance Request Detail:

ZV 2018-08) to allow six (6) panels on monument sign instead allowed maximum of four (4) panels.

Code Reference: §155.324 PERMANENT SIGNS.

(C) Business Zoning Districts. (1) Shopping center signs. (I) Ground box signs.

3. Each ground box sign shall be no more than 48 square feet in total size and nine feet in total height. The name and street address of the shopping center shall be posted on the top of each sign; however, it shall not be factored into the total square footage or height of the sign. The name and address shall be no larger than nine square feet and one and one-half feet in height. The numbers of the street address shall be no less than six inches in height. If a shopping center does not have a name, the street address shall be included on the sign in accordance with this section. Each ground box sign shall contain no more than four panels not including the name and street address of the shopping center. Each panel shall be limited to two lines of text. Ground box signs may include the property management or leasing information on the base of the sign. Such information shall not be illuminated and have a maximum size of five square feet, which shall not count towards the overall square footage of the ground box sign or count as a tenant. This square

footage shall not count against a tenant's overall square footage for a particular shopping center.

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 Girello, Gonzalez

The following members of staff spoke:

Dean Piper, Zoning Administrator
Brian Sherman, Assistant City Attorney

The following member of the public spoke:

Frescia Perez, representing the petitioner

On a motion by Member Girello, seconded by Member Gonzalez, to deny variance request ZV 2018-08 (Palm Square Center) because it does not fit the criteria, the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

2. [19-0108](#) SN 2018-05, Advenir @ San Tropez, 7840 NW 3 Street, sign application. (Cole)

Gerry Wyche, representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed sign application.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Advenir at San Tropez, formally known as San Tropez and Pembroke Village was approved in the early 1970s. Site modifications were made in 2001 (removal of pools and addition of garbage compactors), 2002 (addition of a playground), 2003 (removal of the recreation center and pools), and 2006 (building color change).

Oakhurst Signs, agent, is requesting to install a residential subdivision sign generally located on NW 3 Street and N University Drive. The 4' tall sign will include 9 square feet of copy, 7.6 square feet will be white pin mounted letters reading "Advenir at San Tropez". The remaining 1.4 square feet will include black vinyl copy reading "SanTropez-Apts.com", and a small house emblem (black) located on the bottom corner of the sign. The sign will be illuminated via ground lighting, which will be screened by landscaping. Landscaping will be installed at 12" in front of the sign and 24" around the sides and back.

The following colors are being proposed for the sign:

- Main Body (Matthews Silver Paint, SW 6258 Tricorn Black)
- Accents (PMS 165, Pantone Process Magenta, PMS 2727, PMS 249, Digital Print, Print as Gradient)
- Main Text (Trans. White)

No other site modifications are being 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 members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez

The following member of the public spoke:

Gerry Wyche, representing the petitioner

On a motion by Member Girello, seconded by Member Labate, to approve, as recommended by staff, the Advenir @ San Tropez (SN 2018-05) sign application, the following vote was recorded:

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

NAY: None

Motion Passed

3. [19-0109](#) SN 2019-01, Bell Pembroke Pines Apartments, 16700 Sheridan Street, sign application. (Christian)

Jack Glover, representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed sign application.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND:

Jack Glover, authorized agent for the property owner, is requesting approval to reface the existing entry feature to the apartment complex generally located south of Sheridan Street and west of 166h Avenue.

The Planning and Zoning Board at its June 14, 2012 meeting voted to approve the Sheridan Village Apartment site plan (SP 2012-02) which included entry signs on the east and west side of the main entry into the community (Northwest 167 Terrace).

The property has recently been purchased by Bell Partners and is being renamed as a result of the acquisition.

SIGNAGE:

The applicant proposes to replace the existing entry sign copy with the Bell company logo and the following text, "Bell Pembroke Pines...Apartment Living At Its Best". The new copy will be installed using internally illuminated black pin mounted letters. Total sign area shall be 32 square feet per sign. In addition, the applicant will install the address number to the community in black, 6 inch tall numbers, along the base of the sign.

The existing walls where the signs are being installed will be patched and painted using the same color, finishes and materials as the existing buildings.

Staff Recommendation: Approval

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 Gonzalez

The following member of staff spoke:

Dean Piper, Zoning Administrator

The following member of the public spoke:

Jack Glover, representing the petitioner

On a motion by Member Gonzalez, seconded by Member Girello, to approve, as recommended by staff, the Bell Pembroke Pines Apartments (SN 2019-01) sign application, the following vote was recorded:

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

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

Chairman Rose reminded the Planning and Zoning Board members the Walking Audit is Saturday and their attendance would be appreciated.

Dean Piper, Zoning Administrator, spoke in reference to the expected weather on the day of the walk.

Vice Chairman Jacob spoke in reference to the parking, towing, and signage concerns at Metro Diner.

The following members of the Planning and Zoning Board spoke in reference to parking signage, towing, booting, and temporary parking allowances:

Chairman Rose, Vice Chairman Jacob, Member Gonzalez
Alternate Member Lippman

The following member of staff spoke in reference to parking signage, towing, booting, and temporary parking allowances:

Dean Piper, Zoning Administrator

Vice Chairman Jacob spoke in reference to floodlights in residential yards that shine into their neighbors' home.

The following members of the Planning and Zoning Board spoke in reference to floodlights in residential yards that shine into their neighbors' home:

Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez

Dean Piper, Zoning Administrator, noted it could be considered a nuisance and recommended either speaking with the neighbor first or contacting Code Enforcement.

Member Girello spoke in reference to process for site improvements /

amendments.

The following members of the Planning and Zoning Board spoke in reference to process for site plan approvals:

Chairman Rose, Vice Chairman Jacob, Members Girello, Gonzalez
Alternate Member Lippman

The following members of staff spoke in reference to process for site improvements / amendments:

Dean Piper, Zoning Administrator

Alternate Member Lippman spoke in reference to traffic concerns at the intersection of Sheridan Street and Flamingo Road. He noted that the east and west bound left turn lanes gets backed up. There have been a few accidents and he believes if the timing is extended for the left turn lanes it will help.

ADJOURNMENT:

Chairman Rose adjourned the meeting at 7:19 p.m.

ADJOURNED:
7:19 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary