

# 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, February 28, 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 Vice Chairman Jacob, at 6:30 p.m., Thursday, February 28, 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: Vice Chairman Jacob, Members Girello, Gonzalez, Labate, and Alternate Members Lippman and Taylor. Absent: Chairman Rose. Also present: Joseph Yaciuk, Planning Administrator; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

Vice Chairman Jacob noted for the record that Alternate Member Lippman will be a voting member for this evenings meeting.

## SUBMISSION OF LOBBYING DISCLOSURE FORMS

Member Labate submitted a lobbying disclosure form in reference to SAFStor Pembroke Pines (SP 2018-11).

## APPROVAL OF MINUTES:

[19-0191](#)

January 24, 2019

On a motion by Member Girello, seconded by Member Labate, to approve, the minutes of the January 24, 2019 meeting, the following vote was recorded:

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

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. [19-0194](#)

**SP 2018-04, Chevron Gas Station**, 1501 S Flamingo Road, site plan amendment. (Joseph)

Vice Chairman Jacob 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.

Mr. Morris addressed the Planning and Zoning Board. He gave a brief

PowerPoint presentation / overview of the proposed site plan amendment.

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND**

Property owner Sunshine Gasoline Distributors, Inc. submitted a site plan amendment application for modifications to the existing gas station located at 1501 Flamingo Road. The applicant proposes the following work to the site as a result of this application:

- To expand the existing gas station to the vacant parcel to the south by adding 12 new fuel positions and associated fuel canopies.
- Demolition of the existing car wash tunnel and constructing a new car wash on the southern portion of the property.
- Relocation of existing underground gas tanks on site.
- The installation of new LED canopy and parking lot lighting throughout the site.
- Installation of a new canopy connecting the existing c-store to the existing gas station canopy.
- New colors and façade work to building and fuel canopies reflective of Chevron branding.
- The addition of a new right-in only driveway off Flamingo Road.
- Associated parking, vehicle stacking, landscaping, signage and traffic circulation are also included as part of the update.

The Planning and Zoning Board approved the development of a gas station on a 1.166 acre portion of this site in August of 1995. The 1995 approval included the existing c-store, car wash, and 12 fuel position canopy on the property. In August 2006, the Planning and Zoning Board approved a re-image of the site to reflect the current Chevron branding.

**BUILDINGS / STRUCTURES:**

The following structures will be located on the site as a result of this application:

**Building / Structure Type - C-Store**

Area (SF) - 2,538

Structure Height - 16'

Notes - Existing

**Building / Structure Type - Car Wash**

Area (SF) - 760

Structure Height - 15'

Notes - Proposed

**Building / Structure Type - North Canopy**

Area (SF) - 3,157

Structure Height - 20'

Notes - Existing

**Building / Structure Type - Canopy Connecting North canopy to C-Store**

Area (SF) - 1,895

Structure Height - 20'  
Notes - Proposed

Building / Structure Type - South Canopy  
Area (SF) - 3,157  
Structure Height - 20'  
Notes - Proposed

Building / Structure Type - Canopy Connecting North canopy to C-Store  
Area (SF) - 1,875  
Structure Height - 20'  
Notes - Proposed

Total Area (SF) 13,382

The following building / fascia colors are proposed for the structures on site as reflected on the architectural plans:

**Fuel / C-store Canopies**

- Main Body / Trim – Chevron White / Chevron Blue
- Columns – Refresh Silver

**C-Store / Car Wash**

- Main Body – Chevron Off White
- Accent – Stone Gray

**Trash Enclosure**

- Main Body – Stone Gray
- Gate – Refresh Silver

**ACCESS:**

The applicant is proposing a new access to the site via a right-in-only turn lane from Flamingo road near the southwest corner of the property. To accommodate the proposed entry point, off-street improvements will include the extension of the existing right hand turn lane south entering Flamingo Marketplace. Installation of the right hand turn into the site and related turn lane improvements will require permit approval through the Florida Department of Transportation (FDOT).

The two existing ingress/egress points along the north end to the site will remain. The width of the ingress/egress on the northwest corner of the property will be reduced to enhance the safety for those entering and leaving the site.

**PARKING:**

The applicant proposes 11 parking spaces on site which meets Code requirements. Parking will be provided on each side of the c-store as depicted within the site plan. Applicant has opted to utilize bollards at the head of

parking spaces in lieu of wheel stops. ADA paths will be installed connecting the c-store to the existing sidewalk off Flamingo Road.

**SIGNAGE:**

The following attached signs are proposed as a result of this application:

Sign - Chevron Logo

Area (SF) - 2.25

Location - West Side of Northern Canopy

Sign - Chevron Logo

Area (SF) - 2.25

Location - West Side of Southern Canopy

Sign - Chevron Wordmark

Area (SF) - 12.3

Location - North Side of Southern Canopy

Sign - Chevron Wordmark

Area (SF) - 12.3

Location - North Side of Northern Canopy

Total Area (SF) 29.1

**LANDSCAPING:**

Proposed landscape for this property will include the following:

Installation of 27 trees, 5 palms, and 991 shrubs is proposed on the property. Primary species of trees include Silver Buttonwood and Mahogany. Primary species of palms is Alexander Palm and Pongam. Primary species of shrubs include Downey Jasmine and Red Tip Cocoplum.

**OTHER SITE FEATURES:**

The site will be illuminated by a series of full cut off LED fixtures (4,000K) mounted atop 14 foot high white steel poles. Under canopy lighting will also be LED type and recessed into the canopy as required by Code.

Underground fuel tanks will also be relocated to the east of the C-store.

**STAFF RECOMMENDATION:**

Approval

Vice Chairman Jacob 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:

Vice Chairman Jacob, Members Girello, Gonzalez, Labate  
Alternate Members Lippman, Taylor

The following member of staff spoke:

Joseph Yaciuk, Planning Administrator

The following members of the public spoke:

Russ Morris, representing the petitioner

Boris Belfer, representing the petitioner

The following Board Members discussed and expressed concerns for the fuel delivery route shown on page C-2.5. They requested the include inclusion of an explanatory note stating it will only be used during emergency times.

(Secretary's Note: It was noted for the record that the petitioner will show the explanatory note on page C-2.5 and resubmit the corrected page to staff.)

Member Girello requested that the petitioner remove the existing black olive tree from the site.

Mr. Morris, representing the petitioner, voluntarily agreed to remove the black olive from the site.

On the motion by Alternate Member Lippman, seconded by Member Labate, to approve, as recommended by staff, the Chevron Gas Station site plan amendment (SP 2018-04); subject to the addition of an explanatory note on page C-2.5 fuel delivery route stating it will only be used during emergency times, the following vote was recorded:

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

NAY: None  
Motion Passed

## **NEW BUSINESS:**

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

2. [19-0193](#) **SP 2018-11, SAFStor Pembroke Pines**, generally located south of Pines Boulevard and west of SW 186 Avenue, site plan application. (Joseph)

Dwayne Dickerson, attorney representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed site plan application.

The following staff report was entered into the record:

#### **PROJECT DESCRIPTION / BACKGROUND**

Dwayne Dickerson, agent for property owner Sunshine Broward Prop Holding, LLC., seeks site plan approval for the construction of a 151,812 square foot self-storage building with associated parking, landscape, signage, traffic circulation, and lighting.

The subject 9.14 acre site is currently vacant / undeveloped. The City Commission at its September 4, 2018 meeting approved the rezoning of a +-7 acre portion (Parcel A) of this property from B-3 (General Business) to C-1 (Commercial) with restrictive covenants (Ordinance 1908). The remaining southern 1.97 acres of the property remains zoned A-1 (Limited Agricultural). The City Commission later at its September 17, 2018 meeting approved a municipal dedication agreement and underlying plat (Resolution 3620) for this property. The approved plat restricted development on this property to 151,812 square feet of Self Storage Use and 51,900 square feet of Commercial Use on Parcel A; and a conservation area on Parcel W. On November 15, 2018 a parking variance was approved to allow the applicant to provide 30 parking spaces for the proposed self-storage use in lieu of the required 79 parking spaces.

The following uses surround the subject site:

Adjacent Property - North  
Land Use - Commercial  
Zoning - General Business (B-3)  
Existing Uses - Pines Boulevard

Adjacent Property - East  
Land Use - Commercial  
Zoning - Commercial (C-1)  
Existing Uses - Franklin Academy (K-8) / Self Storage

Adjacent Property - South  
Land Use - Low 2 Residential  
Zoning - Single Family (RS-7)  
Existing Uses - Estancia Residential

Adjacent Property - West  
Land Use - Agriculture  
Zoning - General Business (B-3) / Limited Agricultural (A-1)  
Existing Uses - St. Edward Catholic Church

The proposed self-storage building will be three stories and 40 feet tall (highest point measurement). The 151,812 square foot building will contain 150,631 of self-storage use with 1,181 square feet of accessory office use. The self-storage building will be located on the southern half of parcel A. The northern half of parcel A will remain vacant and is slated for future development to be determined at a later date. Any future development for this site will require Planning and Zoning Board approval.

The following colors are proposed for this building:

Horizontal Metal Panel – Light Gray  
Vertical Metal Panel – Dark Gray  
Base Stone – Charcoal Gray  
Alucobond Panel (Entry feature element) – Blue Thunder, Azure Blue, Silver Metallic  
Aluminum Canopy – Silver  
Metal Cap / Trim – Bronze

**Storefront – Clear Anodized****ACCESS:**

Access to this site will be from Pines Boulevard through an existing driveway which will be shared with the St. Edwards church to the west of the subject property.

**PARKING:**

The applicant proposes 30 parking spaces on site where 79 spaces are required by Code based on use. The proposed 30 parking spaces is consistent with the approved parking variance for this site.

**SIGNAGE:**

The following signage is proposed as part of this application:

**Sign Type – Monument Sign**

Area (SF) – 23 square feet

Structure Height – 7'

Location – Northwest Corner of site

Notes - Backlit sign face, Black/Light Grey/Light Blue Metal Lettering on light grey background

**Sign Type – Building Signs (2)**

Area (SF) – 48.5 square feet each

Structure Height – 3' Letters

Location – North and West Elevation

Notes - Backlit sign face, Black/Light Grey/Light Blue Metal Lettering on light grey raceway.

**Sign Type – Directional Sign**

Area (SF) – 1.5 square feet

Structure Height – 3'-10"

Location – West side of site

Notes - Black/Light Grey/Light Blue Metal Lettering on light grey background

**Sign Type – Temporary Sign**

Area (SF) – 32 square feet

Structure Height – 7'-6"

Location – Northwest Corner of site

Notes - Multi Colored Construction Sign / Coming Soon with Color rendering

Landscape for this property will consist of the following:

- Installation of 89 trees, 60 palms, and 1,993 shrubs is proposed on the property. Primary species of trees include Queen's Crape Myrtle, Live Oak, and Dahoon Holly. Primary species of palms is Cabbage Palm, Montgomery Palm, Foxtail Palm. Primary species of shrubs include Green Cocoplum, Dwarf Podocarpus, and Small-Leaf Clusia.

As part of this application, a +- 2 acre wetland mitigation area is proposed on south side of the property (Parcel W – Limited Agricultural A-1 zoned property).



This area will also act as a bufferyard between the existing adjacent Estancia community and the proposed development. The applicant requests alternative bufferyard consideration per Section 155.056 (B) (2) as the applicant cannot meet required separation requirements with the installation of this required wetland.

The applicant offers an alternative bufferyard consisting of an 8 foot high concrete panel wall with 14 foot high trees and a 36 inch hedge to be located on the north side of the wall. The applicant provides a letter from Estancia HOA president supporting the installation of the wall adjacent to their community as well as the site plan as proposed. Staff reviewed the proposed alternative bufferyard and finds it to be in compliance with the City Code requirements.

City Commission approval is required for the alternative bufferyard as proposed. Staff recommends that the entire alternative bufferyard be installed prior to vertical construction on site.

**OTHER SITE FEATURES:**

The site will be illuminated by a series of pole mounted (20 foot high) LED fixtures as well as LED wall pack lighting. All light fixtures will be cut off type with a correlated color temperature of 4,000K. While it is not anticipated that the lighting will negatively impact the Estancia community, staff requests a condition be added to the plan requiring the applicant to work with staff to ensure proper shielding of lights for lights near residential prior to issuance of a certificate of occupancy for this building.

**STAFF RECOMMENDATION:**

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

1. City Commission approval of the alternative bufferyard.
2. Recordation of the underlying plat prior to issuance of a building permit.
3. Applicant constructing the proposed alternative bufferyard prior to vertical construction.
4. Applicant to work with staff to ensure proper shielding of lights for lights near residential prior to issuance of certificate of occupancy.

Member Girello inquired if the petitioner accepts staff recommendations.

Dwayne Dickerson, attorney representing the petitioner, answered in the affirmative.

Vice Chairman Jacob 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:

Vice Chairman Jacob, Members Girello, Gonzalez  
Alternate Member Lippman

The following member of staff spoke:

Joseph Yaciuk, Planning Administrator

The following member of the public spoke:

Dwayne Dickerson, attorney representing the petitioner

Member Girello spoke in reference to utilizing another type of tree other than crepe myrtles.

Mr. Dickerson, representing the petitioner, voluntarily agreed to work with staff and the petitioner to change out the crepe myrtles before the item goes to City Commission.

On a motion by Member Girello, seconded by Member Gonzalez, to transmit, as recommended by staff, the SAFStor Pembroke Pines (SP 2018-11) site plan application, to the City Commission with a favorable recommendation; subject to the understanding that the crepe myrtles will be eliminated and replaced, the following vote was recorded:

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

NAY: None

Motion Passed

3. [19-0195](#) **MSC 2018-21, 7-Eleven**, 1601 N University Drive, rebranding of existing gas station and convenience store, miscellaneous request. (Cole)

Heidi Davis, representing the petitioner, addressed the Planning and Zoning Board. She gave a brief overview of the proposed miscellaneous request.

The following staff report was entered into the record:

**PROJECT DESCRIPTION / BACKGROUND**

Creighton Construction & Development / Gunster Law, agent, is requesting approval of the rebranding of the gas station to 7 – Eleven located at 1601 N University Drive. Work to include replacement of signage, canopy fascia, fuel dispensers, site lighting, and dumpster gates.

Chevron Gas Station was first constructed in 1970. The site received approval of a site plan amendment in 1999, which permitted the construction of the existing c-store and car wash.

Other site modifications were made in 2003 (Canopied car detailing area) and 2008 (Update of canopy fascia and signage).

**BUILDINGS / STRUCTURES:**

The following modifications to the site are being proposed:

- The existing c-store and perimeter wall will be repainted as need to match existing (Richmond Bisque HC-177 and Dolphin AF-715).
- The existing light pole fixtures, wall packs, and canopy lighting will be replaced with new full cutoff LED fixtures. All lighting shall have a CCT of 4,000K complying with code.
- The existing dumpster gates will be replaced with metal gates (Dolphin AF-7115).
- The existing fuel canopy fascia will be removed and replaced with a white canopy with red, green, and orange striping to be consistent with 7-Eleven branding.
- The fabric awning for the car detailing station on the north side of the building will be removed.

No structural changes will occur to the c-store or fuel canopy as a result of this application.

#### **SIGNAGE:**

The existing wall, canopy, and price panels will be removed and replaced with the following proposed signage. 32.9 square feet will be distributed among the building and canopy. 35 square feet of signage is being proposed for the monument sign.

- A 11.9 square foot multicolored "7-Eleven" internally illuminated flush mounted channel letter sign to be located above the main entrance of the c-store.
- A 9 square foot multicolored "7-Eleven" pan formed internally illuminated canopy sign to be located on the north canopy elevation.
- A 9 square foot multicolored "7-Eleven" pan formed internally illuminated canopy sign to be located on the west canopy elevation.
- A 1.5 square footage green and white "entrance" wall mounted sign located above the entrance of the car wash.
- A 1.5 square footage green and white "exit" wall mounted sign located above the exit of the car wash.
- The existing monument sign structure will be retrofitted with a red, green, and white LED price panels. Regular gasoline price will be displayed in red LED text and diesel will be displayed in green LED text. The sign will read "Car wash" in green text on a white background, and "7 Eleven" in colors consistent with 7-Eleven branding on a green and white background. Cocoplum will be planted around the base of the sign.

Additionally, the fuel dispensers will be replaced to be consistent with 7-Eleven branding.

No other site modifications are being proposed at this time.

#### **STAFF RECOMMENDATION:**

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

Vice Chairman Jacob 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:

Vice Chairman Jacob, Members Girello, Gonzalez

The following members of the public spoke:

Heidi Davis, representing the petitioner

Roger Posey, representing the petitioner

On the motion by Alternate Member Lippman, seconded by Member Girello, to approve, as recommended by staff, the 7-Eleven (MSC 2018-21) miscellaneous request, the following vote was recorded:

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

NAY: None

Motion Passed

4. [19-0197](#) **MSC 2019-02, Pine Hill Plaza and Apartments**, 7927, 7947 and 7991 Johnson Street, replacement of building canopy, color change to the existing buildings, and update to the Uniform Sign Plan, miscellaneous request. (Cole)

Jose Thomas, representing the petitioner, addressed the Planning and Zoning Board. He gave a brief overview of the proposed miscellaneous request.

The following staff report was entered into the record:

#### PROJECT DESCRIPTION / BACKGROUND

Jose Thomas, agent, is requesting approval to replace the existing fabric awning and change the color of the existing mixed use buildings located at 7947, 7957 and 7991 Johnson street. The applicant also is proposing an update to the Uniform Sign Plan.

The existing mixed use buildings were constructed in the early 1970s. Modifications were made to the site in 1997 (enclosure of open walkways and created an office), 2007 (addition of the fabric awning), 2010 (addition of a monument sign) and 2014 (building color change).

The applicant began to paint the buildings without approval, nonetheless he was informed of the process and submitted an application to rectify the matter.

#### BUILDINGS / STRUCTURES:

The existing fabric awnings will be removed and replaced with a hard roof canopy and sign band for future tenant signage.

The buildings have already been painted without approval. This application is seeking approval for the color change. The following colors are being proposed:

- Main Body and New Canopy– Jersey Cream (SW 6379)
- Trim – Black Bean (SW 6006)
- Front Walkway – Foggy Day (SW 6235)

**SIGNAGE:**

As a result of the new sign band, the applicant is proposing the following update to the uniform sign plan. The criteria is as follows:

- Type: Individual Channel Letters Raceway (to match the wall color)
- Font: Helvetica
- Face Color: Red
- Trim Cap/Return: Black

No other site modifications are being proposed at this time.

**STAFF RECOMMENDATION:**

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

Vice Chairman Jacob 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 the public spoke:

Jose Thomas, representing the petitioner

On the motion by Alternate Member Lippman, seconded by Member Gonzalez, to approve, as recommended by staff, the Pine Hill Plaza and Apartments (MSC 2019-02) miscellaneous request, the following vote was recorded:

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

**NAY:** None

**Motion Passed**

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

Member Gonzalez spoke in reference to the cost of building permits.

The following members of the Planning and Zoning spoke in reference to the cost of building permits:

Vice Chairman Jacob, Members Girello, Gonzalez, Labate

The following member of staff spoke in reference to the cost of building

permits:

Joseph Yaciuk, Planning Administrator

Vice Chairman Jacob spoke in reference to the parking at Metro Diner.

The following member of staff spoke in reference to the parking at Metro Diner:

Joseph Yaciuk, Planning Administrator

Vice Chairman Jacob questioned if solicitors are required to have permits.

The following members of staff spoke in reference to solicitation:

Joseph Yaciuk, Planning Administrator

Brian Sherman, Assistant City Attorney

Vice Chairman Jacob spoke in reference to digital notification traffic signs in reference to lane closures for schools.

The following members of the Planning and Zoning Board spoke in reference to digital notification traffic signs in reference to lane closures for schools:

Vice Chairman Jacob, Members Gonzalez. Labate

The following member of staff spoke in reference to digital notification traffic signs in reference to lane closures for schools:

Joseph Yaciuk, Planning Administrator

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

Joseph Yaciuk, Planning Administrator, spoke in reference to landscape staffs review of plans. He noted that landscape staff does not like to remove any viable trees from the property if the trees aren't causing any problems or structural damage.

The following members of the Planning and Zoning Board spoke in reference to the use of black olive trees and crepe myrtle for landscaping:

Members Girello, Gonzalez

## **ADJOURNMENT**

Vice Chairman Jacob adjourned the meeting at 7:39 p.m.

**ADJOURNED:**

7:39 P.M.

Respectfully submitted:

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Sheryl McCoy  
Board Secretary