

# **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 25, 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, April 25, 2019, 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 Jacob, Members Girello, Gonzalez, and Labate. Absent: Alternate Members Lippman and Taylor. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Joseph Yaciuk, Planning Administrator, Sharon Williams, Planning Administrator (PT), 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:

[19-0453](#)

April 11, 2019

On a motion by Vice Chairman Jacob, seconded by Member Labate, to approve, the minutes of the April 11, 2019 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

## OLD BUSINESS:

## PUBLIC HEARINGS:

1. [19-0447](#) **PH 2018-01**, The purpose of this Public Hearing is to provide certain text amendments to the adopted Comprehensive Plan pertaining to the Future Land Use, Conservation, Public School Facility, and Capital Improvements Adoption Elements. (Sharon)

(See public hearing / regular agenda item number 2.)

Chairman Rose stated the purpose of this Public Hearing is to provide certain text amendments to the adopted Comprehensive Plan pertaining to the Future Land Use, Conservation, Public School Facility, and Capital Improvements Adoption Elements.

Sharon Williams, Planning Administrator (PT), addressed the Planning and

Zoning Board. She gave a brief overview of the proposed Comprehensive Plan amendments.

The following staff report was entered into the record:

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

##### **PUBLIC HEARING (PH 2018-01)**

The purpose of this Public Hearing is to provide certain text amendments to the adopted Comprehensive Plan pertaining to the Conservation, Future Land Use, Public School Facility, and Capital Improvements Adoption Elements.

Section 32.082, City Code, designates the Planning and Zoning Board as the City's Local Planning Agency pursuant to State Statutes (Chapter 163). The LPA makes recommendations to the City Commission regarding adoption and amendments to the City's Comprehensive Plan.

References: Buzzard Roost, Broward Next, and Public School Facilities Third and Restated Interlocal Agreement.

##### **CONSERVATION ELEMENT:**

On December 5th, 2017, the Broward County Commission passed Resolution No. 2017-558, designating the Buzzard's Roost Archeological Site as a historic resource. The site is identified on the City's Archeological map of the Conservation Element (CE-2) as BD92. As a result of this designation, the City is proposing to amend Policy 4.17 as follows:

Policy 4.17 - New archeological sites obtained from the Florida Master Site File Inventory were added to the City's natural resources map series (Map No. CE-2, CE – Appendix – Maps – Page 1) and will be updated on an as needed basis. The City hereby designates the Buzzards Roost Archeological site a historic resource which has a Florida Master Site File Number 8BD92, consistent with the Broward County designation pursuant to Resolution No. 2017-558, adopted December 5, 2017.

The above language has been reviewed with no objection by the county's Historic Preservation Officer, Rick Ferrer. In addition, the county does not require the City to take any action on Map No. CE-2.

##### **FUTURE LAND USE ELEMENT:**

On September 13, 2018, the Broward County Commission adopted the Broward Next Land Use Plan, which was an effort by the County to comprehensively update the County's land use planning program within the context of meeting the regional challenges of the county's future and anticipated population growth. The only portions of the City's future land use element affected by the proposed county changes is with respect to the County's Flexibility Zones and Rules which facilitates the arrangement of densities and intensities within the City boundaries. Prior to adoption of Broward Next, all municipalities in the county were divided into Flexibility Zones based on location and the physical attributes including street boundaries of each zone. Within each zone, the number of available reserve units which could be assigned to a non-residentially designated parcel of land

was tabulated at 2 percent of total number of units permitted by land use designation. The total number of reserve units available for assignment for all the Flexibility Zones was 396. The Flexibility rules also provided a process for conversion of land use from residential to commercial and from commercial to residential without the need to apply for a land use plan amendment. The City of Pembroke Pines was divided into 13 Flexibility Zones. After adoption of Broward Next, municipalities were given the option of collapsing all the zones into one Unified Flexibility Zone.

On April 12, 2018, the Broward County Planning Council accepted the City's request to collapse all the zones into one Unified Flexibility Zone. The adopted county changes also updated the definitions of reserve units, flexibility units and flexibility zones. Therefore, the proposed changes to the City's Future Land Use Element includes the updated definitions and references to same within the permitted uses sections of residential, commercial, office park, industrial, employment center, community facilities, special residential facilities, and rural ranches land uses as well as Policy 8.5 and 8.9 as follows:

**Policy 8.5 - Participate and implement Broward County's program to pool "Affordable Housing Units" (AFU's) which is equal to 10 percent of the total available flexibility and reserve units within the City. AFU's shall be deducted from the City's reserve and flexibility unit totals and shall be fixed as of the effective date of the Broward County Land Use Plan. The City may utilize available flexibility units and/or reserve and/or AFU's independent of flexibility zone boundaries, as bonus density to facilitate the provision of affordable housing in the city and county consistent with the requirements and definitions contained within the "Administrative Rules Document: Broward County Land Use Plan." Bonus density allocated for affordable housing may exceed 100% of the maximum number of dwelling units indicated for the parcel by the city and county land use plan maps provided such bonus allocation is consistent with the requirements and definitions contained within the "Administrative Rules Document: Broward County Land Use Plan."**

**Policy 8.9 – For land use plan amendments which propose to add 100 or more residential dwelling units to the existing densities approved by the city and county land use plans (does not apply to the allocation of flexibility or reserve units), the city will coordinate and cooperate with the county to implement the city's policies, methodology, and programs to achieve and/or maintain a sufficient supply of affordable housing. The City will be required to demonstrate compliance with this policy at the time of the county's consideration of the applicable land use plan amendments.**

#### **PUBLIC SCHOOLS**

In 2003, the original interlocal agreement for public school facility planning was adopted by Broward County and its municipalities and has been amended twice with respect to the adopted level of service standards for each concurrency service area that has been established as part of the county's public school concurrency program. On December 20, 2017, the City Commission adopted Resolution No. 3588 approving the Third Amended and Restated Interlocal Agreement for Public School Facility Planning between the City of Pembroke Pines, the School Board of Broward County, Broward County and other municipalities. The adopted third and restated interlocal agreement

defines the level of service standard as either 100 percent gross capacity (including the counting of portables) or 110 percent of Florida Inventory of Student Houses (FISH) which does not include the counting of portables or non-permanent facilities, whichever is higher. The adopted changes necessitated associated changes to the City's and County's Public School Facilities (PSFE) and Capital Improvements (CIE) Elements. The County's changes were adopted by the County Commission on March 28th, 2019. The proposed changes are to PSFE Policies 1.2.1., 1.2.3., 1.2.8., and 1.2.10 and CIE Policy 6.2 as follows:

#### **PUBLIC SCHOOL FACILITY ELEMENT**

##### **POLICY 1.2.1.**

The City of Pembroke Pines and Broward County in collaboration with the School Board of Broward County, shall implement concurrency management systems consistent with the policies included in the Broward County and the City's Public School Facility Elements; procedures, and requirements included within the adopted Interlocal Agreement for public school facility planning (ILA), School Board Policy, and the City's land development code. The City will continue to implement and update when necessary land development regulations which ensure that all facilities will either meet the adopted level of service standards identified in the comprehensive plan elements and land development regulations, and are available concurrent with the impacts of development, or development orders and permits are specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

##### **POLICY 1.2.3.**

Consistent with the adopted Third Amended and Restated Interlocal Agreement for Public School Facility Planning (TRILA) the uniform district-wide LOS is established for the following school types for the purpose of establishing a uniform district-wide LOS for public schools of the same type.

1. School Type A is a bounded elementary, middle, or high school that has the equivalent of at least 10 percent of its permanent Florida Inventory of School House (FISH) capacity available onsite in relocatables. The LOS for School Type A shall be 100 percent gross capacity (including relocatables).
2. School Type B is a bounded elementary, middle, or high school that has less than the equivalent of 10 percent of its permanent FISH capacity available onsite in relocatables. The LOS for School Type B shall be 110 percent permanent FISH capacity.

##### **POLICY 1.2.8.**

The projected student impact of a proposed residential development shall be determined using the student generation rates approved by the School Board and adopted within the city and county land development (zoning) code. The student generation rates shall be reviewed and approved by the School Board at least every three years in coordination with the city and county.

##### **POLICY 1.2.10.**

The public school concurrency approval for residential site plans shall expire if development within the site plan does not commence within 5 years following the date of City Commission and/or Planning and Zoning Board final approval. If the plat, site plan (or functional equivalent) received final approval, the development and anticipated students shall be considered

vested for up to five (5) years consistent with the period of the underlying approval beginning from the date the Developer received final approval from the Local Government.

#### **CAPITAL IMPROVEMENTS ELEMENT**

##### **POLICY 6.2**

Consistent with the adopted Third Amended and Restated Interlocal Agreement for Public School Facility Planning (TRILA) the uniform district-wide LOS is established for the following school types for the purpose of establishing a uniform district-wide LOS for public schools of the same type.

1. School Type A is a bounded elementary, middle, or high school that has the equivalent of at least 10 percent of its permanent Florida Inventory of School House (FISH) capacity available onsite in relocatables. The LOS for School Type A shall be 100 percent gross capacity (including relocatables).
2. School Type B is a bounded elementary, middle, or high school that has less than the equivalent of 10 percent of its permanent FISH capacity available onsite in relocatables. The LOS for School Type B shall be 110 percent permanent FISH capacity.

The uniform, district-wide LOS shall be 100 percent of gross capacity (with relocatable classrooms) for each CSA until the end of the 2018/19 school year, and commencing at the 2019/20 school year, the LOS for each CSA shall be 110 percent of permanent Florida Inventory of School Housing (FISH) capacity for each public, elementary, middle and high school.

#### **ADDITIONAL INFORMATION:**

Broward County School Board staff has reviewed the proposed changes to the PSFE and CIE and have no objections.

#### **STAFF RECOMMENDATION:**

Staff requests the Planning and Zoning Board as the Local Planning Agency (LPA) to transmit the proposed amendments to the City Commission, Broward County Planning Council and Florida Department of Economic Opportunity with a positive recommendation.

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, Members Girello, Gonzalez, Labate

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director  
Sharon Williams, Planning Administrator (PT)

On a motion by Member Girello, seconded by Member Labate, to close the Public Hearing the following vote was recorded:

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

**NAY:** None

**Motion Passed**

Chairman Rose stated this will be heard as regular agenda item number 2.

## **OLD BUSINESS:**

### **PUBLIC HEARINGS / REGULAR ITEMS:**

2. [19-0448](#) **PH 2018-01**, The purpose of this item is to transmit, at the request of staff, certain text amendments to the adopted Comprehensive Plan pertaining to the Future Land Use, Conservation, Public School Facility, and Capital Improvements Adoption Elements. (Sharon)

Chairman Rose stated the purpose of this item is to transmit, at the request of staff, certain text amendments to the adopted Comprehensive Plan pertaining to the Future Land Use, Conservation, Public School Facility, and Capital Improvements Adoption Elements.

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.

On a motion by Member Girello, seconded by Member Labate, to transmit the proposed amendments to the City Commission, Broward County Planning Council and Florida Department of Economic Opportunity with a positive recommendation, the following vote was recorded:

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

**NAY:** None

**Motion Passed**

## **NEW BUSINESS:**

### **CONSENT AGENDA:**

- 3 A. [19-0456](#) Shops at Pembroke Gardens, generally located south of Pines Boulevard and west of Southwest 145 Avenue, miscellaneous façade and/or signage approval for:  
A) **MSC 2019-07. SPG - Level 29**

The following staff report was entered into the record:

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

Pedro Orihuela, agent is requesting approval of for architectural, color, sign, and outdoor dining modifications to the Level 29 tenant (formerly Segafredo) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue. Level 29 will be located

within building 9000.

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 made to tenant bay in 2007 (MSC 2007-15, Picture Factory), 2008 (SN 2008-39, Annie Sez), and 2014 (MSC 2014-21, Segafredo).

#### **BUILDINGS / STRUCTURES:**

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

- Main Body – Unusual Gray (SW 7059)
- Columns – Network Grey (SW 7073)
- Accents – Network Grey (SW 7073), Morning Fog (SW 6255)
- Parapet – Red Letter Day (#125 Dulux)
- Sign Band – Brick Veneer (Black)
- Lighting Fixtures – Black

The applicant is proposing the replacement of the existing red awning on the east elevation with a black aluminum awning. No signage is being proposed on the awning.

The existing 1,201 square feet of outdoor dining within the terrace area underneath the tower feature will remain. Included within this area will be tables and chairs, a bar, patio, and waiting / lounge area. The tables and chairs that are not covered by the terrace or canopy will be covered by 10' x 10' black umbrellas. The outdoor area will be enclosed by a 34" tall aluminum railing with a stainless steel finish and clear panels. Additionally, black decorative planters will be hung from the railings.

#### **SIGNAGE:**

The applicant proposed two, 20 square foot back lit wall signs reading "Level 29" in gold and silver text. The signs will be located on the north and east elevation.

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 RECOMMENDATION:**

Staff has reviewed the proposed changes by the applicant and found them to be in compliance with the approved PCD guidelines.

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.

On a motion by Member Gonzalez, seconded by Member Labate, to approve, as recommended by staff, consent agenda item number 3A (MSC 2019-07, SPG - Level 29), the following vote was recorded:

**AYE:** Chairman Rose, Vice Chairman Jacob

Members Girello, Gonzalez, Labate

NAY: None

Motion Passed

## NEW BUSINESS:

## QUASI-JUDICIAL ITEMS:

4. [19-0450](#) **SP 2018-08, 16000 Pines Market**, generally located south of Pines Boulevard and east of Dykes Road, 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.

Traci Golownia, architect representing the petitioner, waived her right to a quasi-judicial proceeding.

Ms. Golownia addressed the Planning and Zoning Board. She gave a brief overview of the proposed site plan amendment.

The following staff report was entered into the record:

### PROJECT DESCRIPTION / BACKGROUND

Traci Golownia, agent for owner 16000 Pines Retail Investments, LLC., requests site plan amendment consideration to update a previously approved commercial shopping center site plan to allow for the development of two new perimeter buildings on site with associated parking, landscape, infrastructure, pedestrian / traffic circulation modifications to accommodate such development. In addition, the façades of the anchor tenants to the main center building have been updated to reflect the branding a new gym tenant and grocery store.

The 16000 Pines Market shopping center is generally located south of Pines Boulevard and east of Dykes Road. On November 14, 2016, the City Commission approved a site plan for a portion of this property consisting of the development of a main shopping center building, a post office building, and a perimeter building with associated parking, landscape, traffic circulation and lighting. The plan also set aside two grassed areas along Pines Boulevard for future development of perimeter buildings. The site is currently under development.

### BUILDINGS / STRUCTURES:

The applicant proposes two perimeter buildings as part of this submittal. Both buildings will be located near the northwest corner of the shopping center site. The westernmost of these proposed perimeter buildings (Perimeter Building P1) will be 24 feet tall (highest point) and 8,250 square feet in size. The other proposed perimeter building (Perimeter building P2) will be 24'-8" tall (highest point) and 7,901 square feet in size. Both buildings will utilize the following colors / materials which are compatible with the main

shopping center building:

Proposed Perimeter Building 1 and 2 colors / materials:

- Exterior Colors: SW 2807 (Rookwood), SW 2840 (Hammered Silver), SW 6071 (Popular Gray), SW 6076 (Turkish Coffee)
- Metal Canopy Fascia: Alucobond (Color: Dusty Charcoal)
- Popout Feature: Porcelain Tile - Rosa Gres Serene (Color: Mixed, Cora)

The applicant is also proposing modifications to the shopping center main building to conform to anchor tenant needs. The main shopping center consists of three large anchor retail spaces and 8 smaller tenant spaces. The following modifications are proposed to this main shopping center building:

The easternmost anchor of the main building will be leased to a fitness center. The fitness center brand standards plus proposed facades are being incorporated into this plan. The two story, +/-38,000 square foot fitness building will be 55 feet in height (highest point measurement). The following colors are proposed for this tenant:

- Exterior treatment – Tilt Wall panels textured finish, cast stone, Kal-Wall
- Exterior Base Colors: SW 6065 (Bona Fide Beige), SW 2840 (Hammered Silver), SW 7030 (Anew Gray), SW 6071 (Popular Gray), SW 2807 (Rookwood)
- Coping – Statuary Bronze
- Downspouts – Painted to match building
- Metal Canopy Fascia: Alucobond (Color: Dusty Charcoal)
- Base Stone: Porcelain Tile - Rosa Gres Serene (Color: Mix, Grigio)
- Canopies – Apolic Blue and Silver, Clear Anodized

The western anchor of the main building includes some minor modifications to the approved plan in order to accommodate the grocery tenant. The following modifications include:

- The applicant provides additional dark paneling to the main entry element.
- The sidewalk immediately in front of the Anchor Tenant has been increased to allow for better circulation.
- The convenience door on the northeast corner of the building has been adjusted to allow for better access to a future outdoor dining area
- The rear service door on the south east corner was increased to an 8'-0" high door for better access.
- The rear service area was coordinated and adjusted to coordinate with the tenant's fit out plans.

In addition to the items above, the area of the main building tenants has been finalized from the previously approved plan estimates. Site data has also been revised to reflect these new measurement of the building.

The small shops and center junior anchor building architectural color / materials will remain as previously approved.

**ACCESS:**

Primary access to this project will continue to remain through the approved access drives on Dykes Road (2) and access drives on Pines Boulevard (2).

**PARKING:**

The applicant proposes to modify parking spaces on the south side of the main shopping center building reducing parking to accommodate for new dumpster areas behind the building as well as adding new angled parking to the south of the gym building. The applicant will provide 612 parking spaces on site as a result of the changes where 610 spaces are projected to be required at build out based on use.

**SIGNAGE:**

No signage is being considered within this proposal. All signs shall be compliant with the previously approved uniform sign plan for this shopping center.

**LANDSCAPING:**

Landscape for this site has been previously approved and is being modified slightly from the originally approved plan in order to accommodate the proposed building and parking modifications.

City Code requires 198 trees and 1,160 shrubs for 16000 Pines Market project, excluding the USPS Distribution Facility. The applicant has provided the equivalent of 260 canopy trees that is comprised of 221 trees and 118 palms, 7,166 shrubs, and are relocating 11 existing trees on site. Primary species of trees include Verawood, Live Oak, and Wild Tamarind. Primary specie of palms is Single Montgomery, Royal Palm, and Silver Date Palm. Primary species of shrubs include Green Island Ficus, Ornamental Peanut, and Small Leaf Clusia. The proposed plan has been reviewed by the City Landscape Planner and found to meet Code requirements.

**OTHER SITE FEATURES:**

The applicant added an additional bike rack near the center of the main building. A pet waste bag station has also been added to the site plan to the north of tenant bay 207 in expectation of a pet supply store occupying the space. Four locations within the main parking lot have been striped for future cart corrals to service the center.

**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, Members Girello, Gonzalez

The following members of staff spoke:

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

The following members of the public spoke:

Traci Golownia, architect representing the petitioner  
Dennis Mele, attorney representing the petitioner

On a motion by Vice Chairman Jacob, seconded by Member Labate, to approve, as recommended by staff, the 16000 Pines Market site plan amendment (SP 2018-08), the following vote was recorded:

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

NAY: Member Gonzalez

Motion Passed

5. [19-0451](#) **SP 2018-15, Pines City Center Phase 1B**, generally located south of Pines Boulevard and east of SW 103 Avenue, 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.

Dennis Mele, attorney representing the petitioner, waived his right to a quasi-judicial proceeding.

Traci Golownia, architect representing the petitioner, addressed the Planning and Zoning Board. She gave a brief overview of the proposed site plan amendment.

The following staff report was entered into the record:

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

Giancarlo Cuniberti, agent for contract purchaser Terra City Center Investments, LLC seeks site plan approval for the following the addition of a perimeter building 6 (Building P-6) within City Center Commercial Phase I site with associated landscape, parking and traffic circulation. The proposed building is generally located south of Pines Boulevard and east of Southwest 103 Avenue. The proposed building will house a UFC gym (fitness) facility.

The City Center phase I commercial site is located south of Pines Boulevard and east of Southwest 106 Avenue. The City Commission at its November 4, 2015 meeting approved the underlying City Center MXD zoning design guidelines (ZC 2015-04) as well as City Center Phase 1 site plan (SP 2015-06). The approved City Center phase I site plan consisted of four shopping center buildings with associated parking, traffic circulation, and landscape. The plan also provided for several grassed areas, which were contemplated as future perimeter buildings once tenants were determined.

The following perimeter buildings were later approved within this center:

Perimeter Building 1 – Burger Fi – Built  
Perimeter Building 2 – City Mattress – Built  
Perimeter Building 3 – Outback Steakhouse – Built  
Perimeter Building 4 – Coopers Hawk – Built

Perimeter Buildings 5, 6, and 7 have yet to be site plan approved by the Planning and Zoning Board as of date of memo.

#### **BUILDINGS / STRUCTURES:**

The proposed 40,000 square foot gym building will be a 2 stories and 45 feet high (highest point). The following colors are proposed for the buildings within the project scope which is compatible with both the approved buildings on site as well as the colors / materials approved for the shopping center:  
Proposed Perimeter Building (P-6 – UFC Gym):

##### **Exterior Colors:**

SW 6003 (Proper Gray)  
SW 2849 (Westchester Gray)  
SW 7005 (Pure White)  
SW 7071 (Gray Screen)  
Berridge Metallic Champagne

##### **Metal Canopy:**

Alucobond - Statuary Bronze

The building are proposed to be serviced by dumpsters with enclosures to be located near the northeast and southwest corners of the building. The enclosure for the dumpsters will be painted the following colors:

- Main Body – Sherwin Williams Pure White (SW 7005)
- Gates - Bronze Alluminum

#### **ACCESS:**

Primary access to this building project will continue to be through the existing shopping center entrance off of Pines Boulevard and Southwest 103 Avenue. Additional access is available through existing city center roadways: Southwest 106 Avenue, Palm Avenue via City Center Boulevard. Access is also available from the former City Hall through the FPL easement (parking field).

The City will be performing a traffic signalization (warrant) study for City Center. Currently, there is only one traffic signal at City Center constructed at the intersection of Pines Boulevard and Southwest 103 Avenue. As development continues within City Center, additional traffic signals may be necessary at both the Palm Avenue and Southwest 106 Avenue entries to City Center. Therefore, staff conditions the approval of this site plan subject to the applicant constructing, or to posting a bond guaranteeing installation of, future traffic signals for City center. Contribution to be determined between the City and developer upon findings of the study.

#### **PARKING:**

The applicant proposes an additional 90 parking spaces for the gym portion of the site. The projected total parking demand for City Center phase I at final buildout is 898 parking spaces based on use. The applicant is providing 1052 parking spaces in total for the entire phase 1 development which includes the following parking:

- 745 existing shopping Center spaces
- 90 gym spaces
- 217 existing shared spaces within the FPL easement.

**SIGNAGE:**

All signs shall be compliant with the previously approved master sign plan for City Center. City Center master sign plan regulations depict all permitted tenant signage as well as ground signs throughout City Center.

**LANDSCAPING:**

Landscape for this property consists of the following:

- Installation of 45 trees, 16 palms, and 1,847 shrubs is proposed on the property. Primary species of trees include Clusia / Clusia gutifera, Bulnesia arborea / Yellow Verawood, and Silver Buttonwood / Conocarpus erectus 'sericeus'. Primary specie of palms is Royal Palm / Roystonea elata and Silver Date Palm / Phoenix sylvestris. Primary species of shrubs include Green Island Ficus / Ficus microcarpa 'Green Island', Chrysobalanus icaco / Cocoplum, and Gold Mound Duranta / Duranta erecta 'Gold Mound'.

**OTHER SITE FEATURES:**

The parking areas for this perimeter building will be illuminated by a series of LED fixtures (bronze) mounted at 35 foot poles matching the existing Publix shopping center. Additional pedestrian scale LED light poles will be located along walkways around the building. Wall mounted down lights will be placed on the building to provide further illumination of the front, sides and rear of the building.

The applicant will also be providing trash receptacles and benches around the building as depicted within the hardscape plans. Staff notes that there are future opportunities for bike traffic within City Center upon completion of Southwest 106 Avenue, City Center Boulevard, and the subject site. Staff therefore recommends the applicant install bike racks on the site in locations to be approved by city staff prior to issuance of final certificate of occupancy on this site.

**STAFF RECOMMENDATION:**

Approval, subject to the following:

- Applicant constructing, or to posting a bond guaranteeing installation of, future traffic signals for City center. Contribution to be determined between the City and developer upon findings of the study.
- Applicant to install bike racks on the site in locations to be approved by city

staff prior to issuance of final certificate of occupancy on this site.

Chairman Rose inquired if the petitioner accepts staff recommendations.

Dennis Mele, 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.

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:

Traci Golownia, architect representing the petitioner

Dennis Mele, attorney representing the petitioner

Lee Golditch, resident Pembroke Pines

On a motion by Member Girello, seconded by Member Labate, to approve, as recommended by staff, the Pines City Center Phase 1B site plan amendment (SP 2018-15), 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:**

6. [19-0457](#) **SN 2018-08, The Winston Apartments**, generally located east of Hiatus Road and N of Washington Street, sign applications. (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**

Oakhurst Signs, agent, is requesting approval for sign modifications to the existing subdivision signs for The Winston Apartments and Devonaire Luxury Condominiums, generally located east of Hiatus Road and north of Washington Street.

The applicant is proposing to replace the existing subdivision signage at

the community entrances located on Hiatus Road and Washington Street. No modifications will be made to the existing structures, only the signage will be replaced.

The Winston Apartments (formerly Jefferson Pines) was approved through SP 98-61. Phase two (formerly Jefferson at Pine Lake) was approved through SP 2001-24. Additionally, modifications were made to the site in 2008 (Addition of a subdivision sign), 2009 (Addition of entry gates), and in 2015 (Building color change).

**SIGNAGE:**

The applicant proposes the following signage:

A 21.81 square foot sign to read, "The Winston Apartment Homes" in white copy and, "Devonaire Luxury Condominiums" in black copy, at the Hiatus Road entrance. The push thru letters will be internally illuminated. The following colors are proposed for the signs:

- Main Body: SW 9142 Moscow Midnight, SW 6401 Independent Gold
- Accents: SW 7048 Urban Bronze, SW 7667 Zircon, SW 6517 Regatta
- Text: SW 7006 Extra White, SW 6258 Tricorn Black

A 12.17 square foot sign to read, "The Winston Apartment Homes" in white copy, at the Washington Street entrance. The letters will be PVC, mounted directly to the sign panel. The signs will not be illuminated. The following colors are proposed for the signs:

- Main Body: SW 9142 Moscow Midnight
- Accents: SW 7048 Urban Bronze, SW 6517 Regatta, SW 7667 Zircon
- Text: SW 7006 Extra White

The landscaping around the existing signs meet code requirements and will be restored to its original condition if damage during construction.

No other site modifications are being 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.

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.

On a motion by Member Girello, seconded by Member Labate, to approve, as recommended by staff, The Winston Apartments (SN 2018-08) sign application, the following vote was recorded:

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

**NAY:** None

**Motion Passed**

7. [19-0458](#) **MSC 2017-16, Kidz Choice Charter School**, 1800 North Douglas Road, installation of a playground to an existing school, miscellaneous request. (Cole)

Damaris Santiago, 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**

Damaris Santiago, agent is requesting approval for the installation of a playground for Kidz Choice Charter School, located at 1800 North Douglas Road.

On 9/14/89 the Planning and Zoning Board approved the site plan SP 89-31 (Miller-Legg Center). Site modifications were made in 2006 (Building color change) and in 2015 (Addition of two wall signs).

The property was cited by Code Compliance (Ref Case# 16120058) on 11/9/2016 for the installation of a playground without approvals. The playground equipment was installed on the western side of the property within a utility easement, which is also next to the adjacent residential property located within the Rainbow Lakes community.

The applicant is proposing to relocate the existing playground to the south side of the property adjacent to the southwest corner of the building. The proposed location abuts the commercial property to the north and is further away from the residential property. The approval of this application will allow the applicant to bring the property into compliance.

**STRUCTURES / PARKING:**

The proposed playground is to be located on the south side of the property immediately west of the charter school. The playground will be 10' from the adjacent property (Youfit Plaza). As well, an existing concrete wall between Youfit Plaza and Kidz Choice Charter will remain. Seven existing parking spaces will be removed to accommodate the playground. 43 parking spaces are required based on use, while 80 spaces will continue to be provided on site.

The play area will contain one 12' tall, 33' x 22' multicolored jungle gym. The floor of the playground will be artificial turf and the play area will be enclosed by 4' tall aluminum fence. In addition, the owner is proposing to install bollards adjacent to the driveway to protect the play area from vehicle intrusion.

The proposed plans display a typical fence detail including a pointed picket. Staff recommends that the applicant select a picket more appropriate for a children's play area; without points. The revised fence detail will be

reviewed by staff during the building permit process.

**STAFF RECOMMENDATION:**

Staff recommends approval subject to the installation of an alternate picket fence type along the playgrounds perimeter to the satisfaction of staff prior to issuance of a building permit.

Chairman Rose inquired if there was anyone from the public who wished to speak either for or against this item.

The following members of the Planning and Zoning Board spoke:

Chairman Rose, Vice Chairman Jacob, Member Girello, Gonzalez, Labate

The following members of staff spoke:

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

The following members of the public spoke:

Damaris Santiago, representing the petitioner  
Anely Arencibia, representing the petitioner  
Lee Golditch, resident Pembroke Pines

On a motion by Member Girello, seconded by Member Gonzalez, to approve, as recommended by staff, the Kidz Choice Charter School (MSC 2017-16) miscellaneous request, the following vote was recorded:

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

**NAY:** None

**Motion Passed**

8. [19-0459](#) **MSC 2019-06, Siena Pembroke Pines (F.K.A. Stellar Pines)**, generally located south of Pines Boulevard and west of SW 184 Avenue (just east of Estancia entry road), modifications to the unit model types, enlarging the cabana, along with modifications to the colors within the project to be consistent with their design theme, miscellaneous request. (Joseph)

Dennis Mele, attorney 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**

Lennar Homes, owner, requests modifications to the previously approved

site plan in order to modify townhome unit layouts and architectural features to conform to the builder's typical model types. In addition, the applicant seeks the ability to adjust unit types within any building as determined by sales. The proposal will not change the general layout of the project, roads, or buildings as a result of the application.

The City Commission at its May 3, 2000 meeting approved the 26 acre, 184th Plaza Plat (SUB 98-7), which included this property. The applicant at the time proposed developing the 26 acre parcel into a 200,000 square foot shopping center. The applicant allowed the 184th Plaza Plat to expire prior to recordation. The properties within that expired plat were then subdivided and platted separately. The subject Siena at Pembroke Pines site (AKA: Stellar Pines parcel) and the Skyrise Plaza property (to the east of Siena) are the remaining vacant parcels within this former grouping.

In 2007, the City Commission approved a plat application for commercial and office use on this property (Mont Developers plat) but the plat was never recorded. On June 7, 2017 the City Commission approved a Land Use Plan Amendment (Ordinance 1873) for the subject property, changing the land use from commercial to Irregular Residential (7.9 du/acre). The City Commission later approved a zoning change (Ordinance 1918) for a portion of this property from B-3 (General Business) to TH-12 (Townhouse District) on October 3, 2018 and a plat (Resolution 3627) for the property (Stellar Pines Plat) on October 17, 2018. The Planning and Zoning Board at its November 15, 2018 meeting voted to approve a variance for this property (ZV 2018-05) to allow to allow two buildings to be a maximum 183 feet in length instead of the allowed maximum 160 feet in length.

The Planning and Zoning Board at its December 13, 2018 meeting approved a site plan (SP 2018-07) for this site with conditions to develop 58 townhouse units with gated entry and pool cabana area on this +/- 7.5 acre site with associated parking, landscape, signage, traffic circulation and lighting. The conditions of the site plan includes the following:

1. Applicant to construct proposed 8 foot concrete wall at the south property line prior to issuance for building permit for vertical construction of townhouse units.
2. Garages must be utilized for the storage of vehicles and cannot be converted to living space.

The applicant has since sold the property to Lennar Homes who plans to build on this approved site. The applicant agrees to comply with the previous Planning and Zoning Board conditions of the December 13, 2018 site plan (SP 2018-07).

#### **BUILDINGS / STRUCTURES:**

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

Building Type	5 Unit Type	
Building Numbers	4	
Number of buildings	1	
Building Height (Highest Point)	27'-6	

Number of Stories 2  
Total TH Units 5

Building Type 6 Unit Type  
Building Numbers 3,6,7,8,9  
Number of buildings 5  
Building Height (Highest Point) 27'-6  
Number of Stories 2  
Total TH Units 30

Building Type 7 Unit Type  
Building Numbers 1  
Number of buildings 1  
Building Height (Highest Point) 27'-6  
Number of Stories 2  
Total TH Units 7

Building Type 8 Unit Type  
Building Numbers 2,5  
Number of buildings 2  
Building Height (Highest Point) 27'-6  
Number of Stories 2  
Total TH Units 16

Building Type Cabana  
Number of buildings 1  
Building Height (Highest Point) 17'  
Number of Stories 1

TOTAL TH UNITS 58  
TOTAL NUMBER OF BUILDINGS 10 (Including Cabana)

The applicant is replacing the 4 previously approved floorplans (1,797 a/c square feet – 2,170 a/c square feet) with six new floorplan options (1,597 a/c square feet – 2,001 a/c square feet). The following outlines the proposed units:

Unit Type Unit C  
Bedrooms 3  
Bathrooms 2.5  
A/C Area 1,597  
GFA 1,865  
Garage 1

Unit Type Unit D  
Bedrooms 3  
Bathrooms 2.5  
A/C Area 1,697  
GFA 1,971  
Garage 1

Unit Type Unit E  
Bedrooms 4  
Bathrooms 2.5  
A/C Area 1,749

GFA	2,026
Garage	1

Unit Type	Unit F
Bedrooms	3
Bathrooms	2.5
A/C Area	1,828
GFA	2,102
Garage	1

Unit Type	Unit G
Bedrooms	4
Bathrooms	2.5
A/C Area	1,828
GFA	2,133
Garage	1

Unit Type	Unit H
Bedrooms	4
Bathrooms	2.5
A/C Area	2,001
GFA	2,231
Garage	1

Staff notes that the units proposed in this submittal overall are slightly smaller than those previously approved but offer more layouts for the customer to consider. Also, the previously approved 2 car garage unit has been removed in favor of all one car garages. Two car driveways will continue to be provided on all units. In addition, all proposed units have been standardized to 22 feet in width, allowing the client to customize the unit mix in a building within the community to market demand. In an effort to be sensitive to parking needs of the community, the applicant has agreed to build a maximum of 33, 4-bedroom units on the property.

The cabana building has been expanded from 474 square feet to 1,249 square feet in size as a result of this application.

The applicant also plans to modify the colors and architecture within this townhouse project and cabana consistent with their design theme. A copy of the elevations are included within the backup:  
Townhouse Buildings and Cabana:

- Exterior Color – SW 7005 (Pure White)
- Accent –SW 7632 (Modern Gray)
- Fascias – SW 7041 (Van Dyke Brown)
- Roof Tile – Boral Saxony Slate (Chestnut Burnt)
- Doors – SW 6006 (Black Bean)

#### ACCESS:

Access to this the townhouse project will match the previously approved plan, through a new opening from Pines Boulevard at the northeast corner of the property. Off-street improvements will include a right hand turn lane on Pines Boulevard leading into the main entry. The proposed opening on Pines

Boulevard will also include a future connection to the Skyrise parcel to the east once the Skyrise parcel is developed.

The proposed dual lane entry to the community is gated, utilizing a dedicated visitor (via call box) and resident lane (via card reader). A turn around area is proposed before the entry gate to facilitate exiting the community.

**PARKING:**

The applicant proposes 203 parking spaces (+-3.5 spaces per unit) on site as a result of this application. The following is a breakdown of the parking spaces provided.

- 116 parking spaces within driveways.
- 28 guest parking spaces.
- 1 mail service parking space.
- 58 garage parking spaces

**SIGNAGE:**

The applicant is proposing to change the colors of the previously approved monument signs to match the new townhouse building scheme.

**LANDSCAPING:**

Landscape for this property will consist of the following:

- Installation of 255 trees, 61 palms, and 6,601 shrubs is proposed on the property. Primary species of trees include Silver Buttonwood, Dahoon Holly, and Satinleaf. Primary species of palms is Royal Palm and Single Montgomery. Primary species of shrubs include Green Buttonwood, Green Island Ficus, and Podocarpus Pringles Dwarf.

A previously approved 224' x 330' mitigation area will remain at the south side of the property. This area will also act as a bufferyard between the existing adjacent Estancia community and the proposed development. The previously approved 8 foot high masonry wall will remain as part of this plan, providing a physical barrier from the Estancia residential development to the south.

**OTHER SITE FEATURES:**

Each townhouse unit will come with a fenced in backyard.

- Buildings 1, 3, 4, 6, and 7 will have a 6' wood shadow box fence on the sides and rear of the backyard
- Buildings 2 and 5 will have a 6' tall wood shadow box fence on the sides and a 6' tall chain link fence in the rear.
- Buildings 8 and 9 will have a 6' tall wood showdown box fence on the sides and a 4' tall aluminum picket fence in the rear.

The street lighting for this community will continue to be illuminated by a series of LED fixtures (bronze) mounted on 20 foot poles.

**STAFF RECOMMENDATION:**

Staff recommends approval subject to the following:

- Applicant to comply with original site plan conditions of application SP 2018-07.
- Applicant to restrict number of four bedroom units to 23.

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, Members Gonzalez, Labate

The following member of the public spoke:

Dennis Mele, attorney representing the petitioner

On a motion by Member Girello, seconded by Member Gonzalez, to approve, as recommended by staff, the Siena Pembroke Pines (F.K.A. Stellar Pines) (MSC 2019-06) miscellaneous request, 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:**

Vice Chairman Jacob questioned the status of Metro Diner parking and signage.

Joseph Yaciuk, Planning Administrator, addressed the status.

Member Girello noted that spoke in reference to the stop sign needed behind the Goodwill.

Member Girello spoke in reference to site line landscaping concerns at the Village Square shopping center.

Joseph Yaciuk, Planning Administrator, spoke in reference to the landscaping concerns at the Village Square shopping center.

Vice Chairman Jacob spoke in reference to parking concerns at the Village Square shopping center and some of the shopping centers throughout the city. He noted that within the handicap parking area there should be wheel stops to keep people from hitting the posts and driving thru to the opposite drive aisle.

The following members of the Planning and Zoning Board spoke in reference to handicap parking area concerns:

Vice Chairman Jacob, Member Gonzalez

Joseph Yaciuk, Planning Administrator, noted staff will review the concerns and parking requirements for shopping centers.

Member Girello spoke in reference to buffer landscaping along Taft Street, Hiatus Road, and Palm Avenue.

9. [19-0452](#)

Discussion and possible action on **Annual Board Report**.

The following members of the Planning and Zoning Board spoke in reference to the Annual Board Report:

Chairman Rose, Members Gonzalez, Labate

The following member of staff spoke in reference to the Annual Board Report:

Joseph Yaciuk, Planning Administrator

On a motion by Member Gonzalez, seconded by Member Girello, to submit the Annual Board Report to the City Commission, the following vote was recorded:

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

NAY: None

Motion Passed

## ITEMS AT THE REQUEST OF STAFF:

Joseph Yaciuk, Planning Administrator, noted that staff is requesting to cancel the May 9, 2019 meeting.

It was the consensus of the Planning and Zoning Board to cancel the May 9, 2019 meeting.

## ADJOURNMENT:

Chairman Rose adjourned the meeting at 7:51 p.m.

ADJOURNED:  
7:51 P.M.

Respectfully submitted:

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Sheryl McCoy  
Board Secretary