

# **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, May 23, 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, May 23, 2019, at the Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

## ROLL CALL

Present to-wit: Vice Chairman Jacob, Member Girello, and Alternate Member Lippman. Absent: Chairman Rose, Members Gonzalez, Labate, and Alternate Member Taylor. Also present: Michael Stamm, Jr., Planning and Economic Development Director; Brian Sherman, Assistant City Attorney, and Secretary McCoy.

Secretary McCoy declared a quorum present.

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

Brian Sherman, Assistant City Attorney, stated for the record that any action taken by the Board shall require the affirmative vote of the three voting members.

## SUBMISSION OF LOBBYING DISCLOSURE FORMS:

There were no lobbying disclosure forms submitted at this time.

## APPROVAL OF MINUTES:

[19-0567](#)

April 25, 2019

On a motion by Member Girello, seconded by Alternate Member Lippman, to approve, the minutes of the April 25, 2019 meeting, the following vote was recorded:

AYE: Vice Chairman Jacob, Member Girello, Alternate Member Lippman

NAY: None

Motion Passed

## NEW BUSINESS:

## PUBLIC HEARINGS:

1. [19-0558](#) **PH 2019-01** The purpose of this Public Hearing is to consider, at the request of Iglesia Alianza Cristiana y Misionera de Pembroke Pines, Inc., a proposed change to the Land Use Designation from Agricultural to Low Medium 5 - 10 du/ac for the purpose of developing 48 townhomes on the 4.8 ± acres of the **BD - 196th Avenue Townhomes (PH 2019-01)** property which is generally located on the east side of NW 196 Avenue and approximately 2,300' south of Pines Boulevard.

Vice Chairman Jacob stated the purpose of this Public Hearing is to consider, at the request of Iglesia Alianza Cristiana y Misionera de Pembroke Pines, Inc., a proposed change to the Land Use Designation from Agricultural to Low Medium 5 – 10 du/ac for the purpose of developing 48 townhomes on the 4.8 ± acres of the BD – 196th Avenue Townhomes (PH 2019-01) property which is generally located on the east side of NW 196 Avenue and approximately 2,300' south of Pines Boulevard.

Dennis Mele, attorney representing the petitioner, addressed the Planning and Zoning Board. He gave a brief Power Point presentation of the proposed Land Use change.

The following staff report was entered for the record:

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

The purpose of this Public Hearing is to consider a land use plan map amendment application at the request of Iglesia Alianza Cristiana y Misionera de Pembroke Pines, Inc., to change the Land Use Designation from Agricultural to Low Medium 5 – 10 du/ac for the purpose of developing 48 townhomes on the 4.8 ± acres of the BD – 196th Avenue Townhomes (PH 2019-01) property which is generally located on the east side of NW 196 Avenue and approximately 2,300' south of Pines Boulevard.

The Burlov Townhomes small scale land use plan map amendment application to change the future land use designation for the approximate 5 acre site from Agriculture to Low Medium Residential (5-10 du/ac) for the purpose of developing a townhouse community. This application is considered to be small scale as it is less than 10 acres. State agency review is not required with small scale amendments.

The land use designations and existing uses of the surrounding properties are as follows:

North – Low Residential (2 du/ac) – Estancia  
East – Low Residential (2 du/ac) – Agriculture  
South – Low Residential (2 du/ac) – Wetlands and Encantada  
West – Agriculture (1 unit per 2.5 acres) - Vacant

The comparative analysis submitted with this application shows that 2.1 credits of wetlands is required by the County. The credits must either be purchased for offsite installation, or the wetlands must be installed onsite in order for the property to satisfy the wetlands mitigation requirements of Broward County. According to the applicant, they anticipate securing the required credits prior to the issuance of any development permits; however, at this time, staff isn't aware of any available credits as outlined in the attached correspondences from Broward County, dated 3/19/19 and 11/21/16. Therefore, this application must be reviewed for the worst case possibility that mitigation will need to take place onsite.

A review of the most intense surrounding residential use to the north shows an overall net density of 4.6 du/ac development (Estancia). The net density was calculated by multiplying the total number of existing units by the total acreage not including the wetlands mitigation areas. Depending on the

availability of wetland credits, development on site could have a net range of 8.89 du/ac to 17.78 du/ac; should the applicant plan to develop at the higher end of the development range, additional buffering will be required to ensure compatibility with adjacent communities. Buffer yards will be determined during site plan review.

The analysis of Public Facilities and Services which is based on the maximum development potential of the site under the existing and proposed land use designation indicates increases in impacts on all public facilities and services. The applicant will be required to submit letters of available capacity prior to adoption of the proposed amendment and to mitigate any increased impacts during the concurrency/capacity analysis and review process. The applicant has been transmitted to the Broward County School Board (BCSB) staff pursuant to the interlocal agreement for public school facility planning; however, the BCSB staff has agreed to provide review comments during the County review process (see memo from BCSB staff, dated 3/18/19)

The applicant is aware that they will be required to rezone the property. In addition, plat and site plan approvals will be needed prior to the issuance of a development permit.

**STAFF RECOMMENDATION:**

Staff requests the Planning and Zoning Board as the Local Planning Agency (LPA) transmit the proposed amendments to the City Commission, Broward County Planning Council and Broward County Commission with a positive recommendation subject to Broward County Commission approval and recertification of the City's land use plan.

The following member of the public spoke:

Dennis Mele, attorney representing the petitioner

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

AYE: Vice Chairman Jacob, Member Girello, Alternate Member Lippman

NAY: None

Motion Passed

Vice Chairman Jacob stated this will be heard as Regular Agenda Item number 2.

**NEW BUSINESS:**

**PUBLIC HEARINGS / REGULAR ITEMS:**

**2. [19-0566](#)**

The purpose of this item is to transmit a recommendation to the City Commission, at the request of Iglesia Alianza Cristiana y Misionera de Pembroke Pines, Inc., for the proposed change to the Land Use Designation from Agricultural to Low Medium 5 - 10 du/ac for the purpose of developing 48 townhomes on the 4.8 ± acres of the BD - 196th Avenue Townhomes (PH 2019-01) property which is generally

located on the east side of NW 196 Avenue and approximately 2,300' south of Pines Boulevard. (Sharon).

Vice Chairman Jacob stated the purpose of this item is to transmit a recommendation to the City Commission, at the request of Iglesia Alianza Cristiana y Misionera de Pembroke Pines, Inc., for the proposed change to the Land Use Designation from Agricultural to Low Medium 5 – 10 du/ac for the purpose of developing 48 townhomes on the 4.8 ± acres of the BD – 196th Avenue Townhomes (PH 2019-01) property which is generally located on the east side of NW 196 Avenue and approximately 2,300' south of Pines Boulevard.

The following members of the Planning and Zoning Board spoke:

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:

Dennis Mele, attorney representing the petitioner  
Scott Barnett, resident Estancia

On a motion by Member Girello, seconded by Alternate Member Lippman, to transmit the proposed amendments to the City Commission, Broward County Planning Council and Broward County Commission with a positive recommendation subject to Broward County Commission approval and recertification of the City's land use plan, the following vote was recorded:

AYE: Vice Chairman Jacob, Member Girello, Alternate Member Lippman

NAY: None

Motion Passed

## NEW BUSINESS:

### NON-QUASI-JUDICIAL ITEMS:

3. [19-0563](#) SN 2019-05, Alpha Gymnastics and Recreation, 19550 Pines Boulevard, sign application. (Cole)

Marco Mattioli, 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

Marco Mattioli, agent, is proposing the installation of 2 wall signs on the building located at 19550 Pines Boulevard.

The site was originally approved as a Walgreens on February 28, 2006 (SP

2005-43). In 2017, the site was approved for modifications to the parking field and signage to accommodate an indoor playground / party area (Royal Kids, MSC 2017-23). Parking modifications were made, but the tenant never fully occupied the space. A new tenant, Alpha Gymnastics & Recreation, will utilize the space to an indoor gymnastics area.

#### **SIGNAGE**

The applicant is proposing to remove all previously approved building signage and replace it with two, 43 square foot, raceway mounted internally illuminated channel letter signs reading, "GYMNASTICS & RECREATION" in red. Additionally, there will be a red and gold logo as part of the signs. One sign will be located on the north elevation and the second will be located on the west elevation. The proposed signs are consistent with current sign code.

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.

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 public spoke:

Marco Mattioli, representing the petitioner

On a motion by Alternate Member Lippman, seconded by Member Girello, to approve, as recommended by staff, the Alpha Gymnastics and Recreation (SN 2019-05) sign application, the following vote was recorded:

**AYE:** Vice Chairman Jacob, Member Girello, Alternate Member Lippman

**NAY:** None

#### **Motion Passed**

#### **4. [19-0560](#)**

**MSC 2018-13, Pines Palm Office Park**, 10001-10081 Pines Boulevard, color change to existing buildings, monument signs, and related accessory structures, miscellaneous request. (Christian)

Hal Cohen, 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**

Ross Realty is requesting miscellaneous plan approval for a color change to the Pines Palm Office Park Condominium located north of Pines Boulevard and east of Palm Avenue.

The Office Park consists of (9) freestanding multi-tenant buildings as approved by the City in 1986 (SP 86-06). The following additional development applications have been reviewed for this site over the years:

- 1993 - The Planning and Zoning Board granted approval for the installation of an additional illuminated Monument Sign to the southeast corner of the parcel, for a total of (3) Monument Signs in the property (SN 93-19).
- 2005 – The City approved a Uniform Sign Plan for the site (SP 2005-25).
- 2013 - The City's Planning and Zoning Board approved the replacement of the 3 monument signs on the property (SN 2013-09).

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

The applicant proposes the following colors to the buildings, monument signs and related accessory structures:

- Building's Body, building raceways and dumpster enclosures: Pewter Cast (SW 7673)
- Popout Features: Skyline Steel (SW 1015)
- Trim: Black Magic (SW 6991)

No other changes are being proposed at this time. Therefore, staff recommends approval.

#### **STAFF RECOMMENDATION:**

Staff recommends 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 member of the Planning and Zoning Board spoke:

Vice Chairman Jacob

The following member of the public spoke:

Hal Cohen, representing the petitioner

On a motion by Member Girello, seconded by Alternate Member Lippman, to approve, as recommended by staff, the Pines Palm Office Park (MSC 2018-13) miscellaneous request, the following vote was recorded:

AYE: Vice Chairman Jacob, Member Girello, Alternate Member Lippman

NAY: None

Motion Passed

#### **5. [19-0564](#)**

**MSC 2019-05, Pines City Center Phase II**, south of Pines Boulevard and west of SW 106 Avenue, master outdoor seating plan, miscellaneous request. (Cole)

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**

The City Center phase II commercial site is located south of Pines Boulevard and west 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 II site plan (SP 2016-21). The approved City Center phase II 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. At this time Chuy's is the only future perimeter building to gain approval within this center. City Center Phase II and Chuy's is currently going through the building permit process. The final future perimeter building P-8 (Walk-On's) is currently going through the site plan review process.

The applicant seeks miscellaneous plan approval for the creation of a master outdoor dining plan for this property. The applicant proposes outdoor dining in 8 locations throughout the center as indicated in red on the site plan. Should the site plan for P-8 (Walk-On's) change during the review process, the outdoor dining plan will be revised to reflect the changes. The total outdoor dining proposed is 5,341 square feet. Should this plan be approved, City staff will work with each outdoor dining tenant to ensure each dining area meets all city requirements. The applicant has a note on the plans indicating future compliance with outdoor dining standards.

The proposed outdoor dining plan applies to only the indicated locations in City Center Phase II Commercial. The applicant will be required to amend the outdoor dining plan if they wish to add outdoor dining to other locations within phase II or within the City Center Phase I Commercial property to the east.

#### **PARKING:**

The site was approved for 465 parking spaces. Total parking required for this property inclusive of all approved uses and proposed outdoor dining is 463 parking spaces.

No other site modifications are being proposed at this time.

#### **STAFF RECOMMENDATION:**

Staff has reviewed the proposed changes and find 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:

Member Girello



The following member of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following member of the public spoke:

Dennis Mele, attorney representing the petitioner

On a motion by Member Girello, seconded by Alternate Member Lippman, to approve, as recommended by staff, the Pines City Center Phase II (MSC 2019-05) miscellaneous request, the following vote was recorded:

AYE: Vice Chairman Jacob, Member Girello, Alternate Member Lippman

NAY: None

Motion Passed

6. [19-0565](#) **MSC 2019-09, Pembroke Isles**, 1401 NW 169 Avenue, addition of fencing and an aluminum roof adjacent to the existing clubhouse, miscellaneous request. (Cole)

Jorge Quintero, 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

Grace Oliveros, agent is requesting approval for the addition of a aluminum roof and fencing adjacent to the existing Pembroke Isles community clubhouse located at 1401 NW 169 Avenue. The area under the proposed addition will be used to store and protect maintenance equipment.

The residential community of Pembroke Isles was approved through a number of site plan applications in the mid and late 1990s. Modifications were made to the community in 2003 (addition of HOA fence), 2004 (modifications to the community parking field), and in 2012 (text amendment to the PUD guidelines).

#### BUILDINGS / STRUCTURES:

The applicant proposes a 1,497 square foot aluminum roof adjacent to the southeast corner of the existing clubhouse. The color of the roof and columns will be sand stone. A 6' tall black chain link fence is proposed around the structure to provide screening of the maintenance materials. Clussia will be planted adjacent to the fence to provide additional screening.

No other site modifications are being proposed at this time.

#### STAFF RECOMMENDATION:

Staff has reviewed the proposed changes and find 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, Alternate Member Lippman

The following members of the public spoke:

Jorge Quintero, representing the petitioner

Grace Oliveros, representing the petitioner

On a motion by Member Girello, seconded by Alternate Member Lippman, to approve, as recommended by staff, the Pembroke Isles (MSC 2019-09) miscellaneous request, the following vote was recorded:

AYE: Vice Chairman Jacob, Member Girello, Alternate Member Lippman

NAY: None

Motion Passed

## ITEMS AT THE REQUEST OF THE BOARD:

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

Michael Stamm, Jr., Planning and Economic Development Director, noted they are in the code compliance process.

Member Girello questioned the status of the stop sign at Village Square Shopping Center.

Alternate Member Lippman questioned the timeline status for completion of the sidewalk repair work along the south side of Sheridan Street along the Pembroke Falls.

Michael Stamm, Jr., Planning and Economic Development Director, noted that he will have to check with Engineering and bring the information back to the board.

## ITEMS AT THE REQUEST OF STAFF:

7. [19-0568](#) Discussion of June 13, 2019 Joint Advisory Board Workshop regarding updates to the City land development regulations (Code of Ordinances).

Michael Stamm, Jr., Planning and Economic Development Director, informed the Board there will be a June 13, 2019 Joint Board Workshop meeting to address updating the City's codes.

The following members of the Planning and Zoning Board spoke in reference to the Workshop agenda:

Member Girello, Alternate Member Lippman

The following member of staff spoke in reference to the Workshop agenda:

Michael Stamm, Jr., Planning and Economic Development Director

## **ADJOURNMENT**

**ADJOURN:**

Vice Chairman Jacob adjourned the meeting at 7:24 p.m.

**ADJOURNED:**

**7:24 P.M.**

**Respectfully submitted:**

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**Sheryl McCoy**  
**Board Secretary**