

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, March 12, 2020

6:30 PM

**Add Consent Addendum Item No. 1:
MSC 2020-02, Pembroke Place Shopping Center**

Commission Chambers

Planning and Zoning Board

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 6:00 p.m., Thursday, March 12, 2020, at the Charles F. Dodge City Center, City Commission Chambers, 601 City Center Way, Pembroke Pines, FL.

ROLL CALL

SUBMISSION OF LOBBYING DISCLOSURE FORMS:

APPROVAL OF MINUTES:

[20-0281](#)

February 13, 2020

On a motion by Alternate Member Taylor, seconded by Member Girello, to approve, the minutes of the February 13, 2020 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

PUBLIC HEARINGS AND REGULAR ITEMS:

1. [20-0282](#) **PH 2020-01**, The purpose of this Public Hearing is to provide certain text amendments to the City of Pembroke Pines adopted Comprehensive Plan pertaining to Future Land Use Element, Capital Improvement Element, Conservation Element, Intergovernmental Coordination Element, and Infrastructure Element Goals, Objectives and Policies Sections as well as the proposed update to the Water Supply Facility Work Plan. (Sharon)

(See regular agenda item number 2.)

Vice Chairman Jacob stated the purpose of this Public Hearing is to provide certain text amendments to the City of Pembroke Pines adopted Comprehensive Plan pertaining to Future Land Use Element, Capital Improvement Element, Conservation Element, Intergovernmental Coordination Element, and Infrastructure Element Goals, Objectives and Policies Sections as well as the proposed update to the Water Supply Facility Work Plan.

The following staff report was entered into the record:

PROJECT DESCRIPTION / BACKGROUND

The purpose of this Public Hearing is to consider text amendments to the City's Comprehensive Plan for the purpose of updating and adopting the Water Supply Facilities Work Plan which was last adopted by the City Commission on April 1, 2015 (Ordinance No. 1813). The work plan is required to be updated within 18 months after the South Florida Water Management District (SFWMD)

updates the regional supply plan. The SFWMD updated the regional supply plan November 8, 2018. Therefore the City is required to update the City's plan by May 2020.

The City of Pembroke Pines is submitting a regular scale land use plan amendment application for the update of the Water Supply Facilities Work plan. The work plan is required to be updated within 18 months after the SFWMD updates the regional supply plan. The SFWMD updated the Lower East Coast Regional Water Supply Plan in November 2018; therefore, the City is required to adopt the updates by May 2020. The updates include text amendments to the Future Land Use, Infrastructure and Conservation Elements and the City's 10 year water supply facilities work plan which was adopted by the City Commission in 2009 (Ordinance No. 1632).

The work plan must project the City's water use needs for at least a 10-year period; identify and prioritize the water supply facilities and sources of water that will be needed to meet the demand; and include in the City's Five-Year Schedule of Capital Improvements a financing schedule to fund the necessary capital improvements identified in the work plan. Attached is a copy of the City of Pembroke Pines, Florida 10 Year Water Supply Facilities Work Plan (WSFWP), dated March 12, 2020, prepared by the City's Utilities Division consultant, Calvin-Giordano & Associates.

The City's proposed Water Supply Facilities Work Plan projects water use needs for a 10-year period. The City is not proposing any Alternative Water Supply (AWS) projects since no shortages in supply are projected for the 10 year planning period.

Section 163.3177, and 373.709, State Statutes, also requires updates to the following Comprehensive Plan Elements goals, objectives and policies sections:

1. Future Land Use Element;
2. Infrastructure Element (Potable Water Supply Subsection); and
3. Conservation Element

No changes to the policies within the Intergovernmental Coordination or Capital Improvements Elements were needed.

Attached is a list of revisions to the above elements. The proposed amendments are consistent with Section 163.3177 and 373.709, State Statutes.

STAFF RECOMMENDATION:

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

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.

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

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

Alternate Member Taylor

NAY: None

Motion Passed

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

2. [20-0283](#) **PH 2020-01**, The purpose of this item is to transmit, at the request of staff, certain text amendments to the City of Pembroke Pines adopted Comprehensive Plan pertaining to Future Land Use Element, Capital Improvement Element, Conservation Element, Intergovernmental Coordination Element, and Infrastructure Element Goals, Objectives and Policies Sections as well as the proposed update to the Water Supply Facility Work Plan with a favorable recommendation to the City Commission and to the State of Florida Department of Economic Opportunities. (Sharon)

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.

On a motion by Alternate Member Taylor, seconded by Member Labate, to transmit the proposed certain text amendments to the City of Pembroke Pines adopted Comprehensive Plan pertaining to Future Land Use Element, Capital Improvement Element, Conservation Element, Intergovernmental Coordination Element, and Infrastructure Element Goals, Objectives and Policies Sections as well as the proposed update to the Water Supply Facility Work Plan, as recommended by staff, to the City Commission, Florida Department of Economic opportunity and the Broward County Planning Council with a favorable recommendation, the following vote was recorded:

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

NAY: None

Motion Passed

CONSENT AGENDA ITEMS:

3. [20-0284](#) **SN 2020-02, Gatehouse at Pine Lake**, generally located south of Pines Boulevard and west of 85 Avenue, sign application. (Cole)

PROJECT DESCRIPTION / BACKGROUND:

Gatehouse at Pine Lake Apartments, generally located south of Pines Boulevard and west of 85 Avenue, was approved in 1988 (SP 88-01). Site modifications were approved in 1996 via SP 96-11, addition of dumpster enclosure and 1998 via SP 98-06, addition of satellite dish.

SIGNAGE:

Currently Gatehouse has 3 residential subdivisions signs located on entryway features. Oakhurst Signs, agent, is requesting to remove and replace the 3 existing residential subdivision signs.

- One sign will be located at the northeast corner of the development. The sign will have 25.6 square feet of copy.
- Two signs will be located at the community entrance. Each sign will have 21.2 square feet of copy.
- All signs will be internally illuminated with routed letters and read, "Gatehouse at Pine Lake Apartments".
- The following colors are being proposed for the signs:
 - o Main Body: SW 7079 (Ponder), SW 6441 (White Mint), SW 7055 (Enduring Bronze)
 - o Accent: SW 7709 (Copper Pot), SW 7630 (Raisin)
 - o Text: SW 6441 (White Mint), SW 9103 (Farro)
- The existing landscaping meets code requirements and will be restored to its original condition if damaged during construction.

No other site modifications are being proposed at this time.

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

On a motion by Member Gonzalez, seconded by Member Labate, to approve, as recommended by staff, consent agenda item numbers 3 (SN 2020-02, Gatehouse at Pine Lake), 4 (MSC 2019-20, SPG - Casa Espana), 5 (MSC 2019-03, Tower Center), and Addendum Item No. 1 (MSC 2020-02, Pembroke Place Shopping Center), the following vote was recorded:

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

NAY: None

Motion Passed

4. [20-0285](#) **MSC 2019-20, Shops at Pembroke Gardens - Casa Espana, 14537 SW 5 Street, miscellaneous façade and/or signage approval, miscellaneous application. (Cole)**

PROJECT DESCRIPTION / BACKGROUND

Pedro Orihuela, agent is requesting approval of for architectural and signage modifications to the Casa Espana tenant bay (formerly 7 Pecados) at the Shops at Pembroke Gardens site, generally located south of Pines Boulevard and west of Southwest 145 Avenue (Building 4000)

The Shops at Pembroke Gardens was approved through SP 2005-36. Modifications were made to tenant signage in 2013 (SN 2013-05), and in 2016 (MSC 2016-14) changes were made to the outdoor dining area and canopies.

The owner took over the 7 Pecados space and began operating without making required architectural changes per the PCD guidelines. Currently, code case 19050100 is active for the site for installing signage without approval. If this application is approved, building permits are still required to resolve the case.

BUILDINGS / STRUCTURES:

The applicant is proposing the following exterior modifications as a result of the new tenant:

- Fill in the existing scoring on the storefront to create a smooth finish, painted to match the existing SW 7757 (High Reflective White)
- Extension of existing red brick material on the both south and east elevation.
- Addition of black accent lighting fixtures on the south elevation.

The main body and accents on the building will remain the same color.

SIGNAGE:

The applicant a 45.43 square foot internally illuminated channel letter sign reading "Casa Espana Tapas Y Vinos" in white and black copy. In addition to the copy, a multicolor logo will be adjacent to the text.

Additionally, two canopy signs are proposed. A sign will be located on the south elevation (1.9 square feet) and the west elevation (12 square feet). Both canopy signs will be display the same copy as the wall signage.

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

On a motion by Member Gonzalez, seconded by Member Labate, to approve, as recommended by staff, consent agenda item numbers 3 (SN 2020-02, Gatehouse at Pine Lake), 4 (MSC 2019-20, SPG - Casa Espana), 5 (MSC 2019-03, Tower Center), and Addendum Item No. 1 (MSC 2020-02, Pembroke Place Shopping Center), the following vote was recorded:

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

NAY: None

Motion Passed

5. [20-0286](#)

MSC 2019-30, Tower Center, generally located north of Pembroke Road and east of the Florida Turnpike, miscellaneous site changes including painting, lighting and signage, miscellaneous application. (Cole)

PROJECT DESCRIPTION / BACKGROUND:

Hector Torres, agent, is requesting approval of site modifications including paint, lighting and signage to the Tower Center generally located north of Pembroke Road and east of the Florida Turnpike.

Tower Center was constructed in the early 1960s. In 2007, via site plan (SP 2007-35) façade modifications were approved to accommodate Bravo Supermarket. As well, in 2004, variance (ZV 2004-39) was approved providing relief from the landscape code in order to allow for parking lot improvements, which were later approved via MSC 2004-17.

The Bravo Supermarket bay was painted without approval. A correction notice (#116267) has been issued to the tenant. If this application is approved, the building will need to be painted the approved colors to fully resolve the case.

BUILDINGS / STRUCTURES:

The applicant proposes the following exterior modifications:

- Paint the main body SW 7035 (Aesthetic White) and the accent features SW 7037 (Balanced Beige)
- Install a new green awnings over the storefront on the south elevation.
- Installation of wall sconces on the south elevation to be angled at 90 degrees and not exceed 4,000k.

SIGNAGE:

The applicant proposes a 9' x 8' internally illuminated monument sign, to include 42.6 square feet of routed copy located adjacent to the westernmost entrance of the shopping center. The address and shopping center name will be located at the top of the sign in blue copy. The tenants on the sign will be determined at a later date and approved through building permit. Celosia and Petunia will be planted around the base of the sign. The following colors are proposed for the sign:

- Main Body: SW 6734 (Espalier)
- Panel Background: SW 7006 (Extra White)
- Accent: SW 6198 (Sensible Hue)

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

On a motion by Member Gonzalez, seconded by Member Labate, to approve, as recommended by staff, consent agenda item numbers 3 (SN 2020-02, Gatehouse at Pine Lake), 4 (MSC 2019-20, SPG - Casa Espana), 5 (MSC 2019-03, Tower Center), and Addendum Item No. 1 (MSC 2020-02, Pembroke Place Shopping Center), the following vote was recorded:

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

NAY: None

Motion Passed

CONSENT:**ADDENDUM ITEM NO. 1:**

[20-0301](#)

MSC 2020-02, Pembroke Place Shopping Center, generally located north of Pines Boulevard and west of Palm Avenue, façade color change, miscellaneous application. (Cole)

PROJECT DESCRIPTION / BACKGROUND:

Kathy Mulkern, agent, is requesting approval of paint modifications to Pembroke Place Shopping Center generally located north of Pines Boulevard and west of Palm Avenue.

In 1992, via site plan (SP 92-16) Pembroke Place Shopping Center (FKA: K-Mart Plaza) was approved. In 2009, via site plan amendment (SP 2009-12) façade modification were approved to the eastern most building to accommodate two new tenants. In 2013, via miscellaneous plan (MSC 2013-31) exterior color modifications were approved.

BUILDINGS / STRUCTURES:

The applicant proposes a multi-color scheme for the principal buildings,

three outbuildings and accessory structures. The principal buildings which are located on the northernmost portion of the site will have varying main body colors. The colors will be separated by change in tenant bay or natural breaks in the façade. The following colors are proposed for the principal buildings:

- Primary Façade: BM 035 (Baked Clay), BM 453 (Adirondock Green), BM 1034 (Clay), BM 869(Oxford White)
- Side and Rear Façades: BM 1032 (Bal Harbour Beige)
- Trim: BM 873 (Baby's Breath)

In addition to the color change, various scoring patterns will be added to the primary façade

The existing outbuildings include Mattress Firm, Brake World, and Fedex Office. The following colors are proposed for the buildings

- Mattress Firm
 - o Main Body: BM 1034 (Clay)
 - o Sign Band: BM 453 (Adirondock Green)
 - o Trim: BM 873 (Baby's Breath)
- Brake World
 - o Main Body: BM 1034 (Clay)
 - o Sign Band: BM 035 (Baked Clay)
 - o Trim: BM 873 (Baby's Breath)
- Fedex Office
 - o Main Body: BM 1034 (Clay)
 - o Sign Band: BM 1566 (Stonybrook)
 - o Trim: BM 873 (Baby's Breath)

Additionally, the applicant is proposing to paint the existing monument signs and dumpster enclosures. The following colors are proposed:

- Monument signs
 - o Main Body: BM 1032 (Bal Harbour Beige)
 - o Trim: BM 873 (Baby's Breath)
- Dumpster Enclosures
 - o Main Body: BM 1032 (Bal Harbour Beige)
 - o Gates: BM 1596 (Nightfall)

Work has started on the site with the patching of the façades and color testing. If this application is approved it will authorize the painting of the building and structures.

STAFF RECOMMENDATION:

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

On a motion by Member Gonzalez, seconded by Member Labate, to approve, as recommended by staff, consent agenda item numbers 3 (SN 2020-02, Gatehouse at Pine Lake), 4 (MSC 2019-20, SPG - Casa Espana), 5 (MSC 2019-03, Tower Center), and Addendum Item No. 1 (MSC 2020-02, Pembroke Place Shopping Center), the following vote was recorded:

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

NAY: None

Motion Passed

OLD BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

6. [20-0287](#) **SP 2019-13, 7-Eleven**, generally located on the southwest corner of Pines Boulevard and SW 64 Way, 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, at the request of his client 6500 Pines Holdings, LLC., has submitted a site plan application for the property located at 6460 Pines Boulevard (FKA: Carter Financial Plaza, Pines Village Plaza). The applicant proposes the demolition of the existing shopping center site and the development of a new single story 7-Eleven convenience store, gas station, and automatic free-standing car wash with associated signage, lighting, landscaping, parking, and traffic circulation.

BACKGROUND:

According to the property appraiser website, the existing building on this site was built in 1966. A variance (ZV 2000-12) to allow an out parcel to be located on the subject property was denied by the Board of Adjustment on February 3, 2000. A related site plan amendment application to expand the building (SP 99-68) was reviewed and ultimately withdrawn by the applicant in 2000 as a result of the outparcel request not being granted. A uniform sign plan for this property (SN 2012-22) was approved by the Planning and Zoning Board on November 8, 2012.

The Planning and Zoning Board at its May 25, 2017 meeting denied the following variances for the property:

ZV 2017-11, to allow a 10' landscape (open space) buffer along Pines Boulevard instead of the required 25', Denied (5-0)

ZV 2017-12, to allow a 5' landscape (open space) buffer along SW 64th Way instead of the required 25', Denied (5-0)

ZV 2017-13, to allow zero trees in the landscaping buffer adjacent to abutting properties instead of the required 11 trees, Denied (5-0)

A related site plan (SP 2016-27) had been submitted in 2016 but ultimately was never heard at a meeting as related variances were denied.

Over the years, the previous owner of the site (Carter Financial Group, LLC) received several violations for property maintenance which have resulted in a significant monetary lien on the property. The property ultimately fell under foreclosure.

The current owner acquired the property in early 2019 in foreclosure proceedings.

The Planning and Zoning Board at its December 12, 2019 meeting voted to transmit a related rezoning request (ZC 2019-03) for this property to the City Commission with a favorable recommendation.

The City Commission at its February 19, 2020 meeting adopted Ordinance 1943 which rezoned the subject property from B2-A (Planned Business Center) to B-3 (General Business) with voluntary deed restrictions for the purpose of building the proposed gas station site plan.

BUILDINGS / STRUCTURES:

The current retail building on site will be demolished and replaced with the following buildings / structures:

- A 20'-1" high, 4,100 square foot c-store building.
- A 17'-6" high, 8 fuel pump (16 fueling positions) gas canopy.
- A +- 20' high, automatic car wash tunnel

The applicant proposes the following color selections for the c-store:

- Base Color – Sherwin Williams Aesthetic White (SW 7035)
- Base Stone – Cobblefield Stone Boralstone (Brown)
- Trim – Sherwin Williams Balanced Beige (SW 7037)
- Awnings / metal door frames / Doors - Sherwin Williams Seal Skin (SW 7675)

The applicant proposes the following color selections for the gas canopy:

- Column - Sherwin Williams Aesthetic White (SW 7035), Sherwin Williams Balanced Beige (SW 7037)
- Canopy face – White background with Red, Green, and Orange non-illuminated stripes along entire canopy perimeter.

The applicant proposes the following color selections for the automatic car wash tunnel:

- Base Color – Sherwin Williams Aesthetic White (SW 7035)
- Trim, Parapet – Sherwin Williams Balanced Beige (SW 7037)
- Door / Bollards - Sherwin Williams Seal Skin (SW 7675)

ACCESS:

Access to this site will be redesigned to accommodate the new site layout. There are currently two openings on Pines Boulevard and one access on Southwest 64 Way. The following two access openings will be provided as a result of this application:

- Pines Boulevard - A right in – right out driveway at the northwest corner of the lot.
- SW 64 Way – A full access driveway to be relocated slightly north of the existing opening.

PARKING:

The applicant proposes 29 parking spaces on site where 16 parking spaces are required based on Code. Parking consists of the following distribution:

- 7 standard parking spaces (9' x 19') with wheel stops.
- 18 oversized parking spaces (9' x 19.5") with terminal bollards.
- 2 ADA spaces with terminal bollards.
- 2 parallel spaces (9' x 25') for vacuum area.

SIGNAGE:

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

Sign 1)

7-Eleven Canopy Logo (Illuminated)

Area (SF)

9

Copy Color

Green, White, Orange, Red

Location

North Elevation Canopy

Sign 2)

7-Eleven Building Sign (Illuminated)

Area (SF)

21.2

Copy Color

Green, Orange, Red

Location

North Building Elevation

Sign 3)

7-Eleven Monument Sign (Illuminated / LED)

Area (SF)

34.4

Copy Color

7-Eleven logo colors on white panel. LED display (red, green) on red panel.

Location

Northeast Corner of Site

In addition to the signs above, the applicant is proposing a directional sign at each of the two entries to the property. Each sign will display a directional arrow at 1.5 square feet a piece.

LANDSCAPING:

Currently there are 3 palms and a Black Olive tree on the perimeter of the existing site. There are no trees within the parking lot of this property. The existing perimeter trees will be removed in favor of the following landscape as a result of this application:

- Installation of 35 trees, 11 palms, and 3,518 shrubs is proposed on the

property. Primary species of trees include Pink Trumpet, Orange Geiger Tree, and Simpson Stopper. Primary species of palms include Sabal Palm. Primary species of shrubs include Muhly Grass, Purple Trailing Lantana, and Florida Privet.

The applicant requests alternative bufferyard consideration per Section 155.056 (B) (2) as the applicant cannot meet required separation requirements between residential and non-residential uses on the southern and western buffers. The applicant offers an alternative bufferyard consisting of an 8 foot high masonry wall with trees, shrubs, and groundcover designed to screen the commercial use from adjoining residential. A utility easement within the alternative bufferyard will be secured from entry by a 6 foot high chainlink fence / gate as displayed on the attached plans. The applicant provided a letter to staff confirming coordination with the adjacent homeowners of the properties within the alternative bufferyard to ensure the wall and bufferyard are installed as proposed (See attached letter from applicant regarding installation of alternative buffer).

City Commission approval is required for the alternative bufferyard as proposed. As the construction of this site will occur directly adjacent to occupied homes, staff recommends the installation of the southern and western bufferyard with associated wall southern and western bufferyard and wall prior to issuance of vertical construction of the buildings on site.

OTHER SITE FEATURES:

The proposed parking areas will be illuminated by a series of full cut off LED fixtures (4,000K) mounted upon 15 feet high tapered concrete poles. Additional lighting will be located around the perimeter of the building at 15 feet in height. Gas canopy lights will be recessed under the canopy. All lighting will comply with the City's Lighting Code.

Two trash dumpsters with enclosure will be located at the west side of the parcel. The applicant provides a letter from WASTEPRO approving the dumpster locations. Dumpster enclosure will be painted to match the building.

Two air vacuum will be placed near the northeast corner of the parcel.

The Environmental Services Department reviewed the proposed utilities on site and documented in their March 3, 2020 memo an aging sewer line on the south side of the property which needs to be replaced. Staff will therefore require the replacement of the new sewer line to the satisfaction of the Environmental Services Department prior to issuance of permits for vertical construction of the new building.

STAFF RECOMMENDATION:

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

1. Installation of the southern and western bufferyard with wall prior to issuance of vertical construction permits for the buildings on site.
2. Replacement of the underlying sewer line on the property to the satisfaction of Environmental Services Department prior to issuance of vertical construction permits for the buildings on site.

Vice Chairman Jacob 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.

The following members of the Planning and Zoning Board spoke:

Vice Chairman Jacob, Members Girello, Gonzalez, Alternate Member Taylor

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director
Joseph Yaciuk, Planning Administrator

The following members of the public spoke:

Dwayne Dickerson, attorney representing the petitioner
Jolen Poucala, manager of BP Gas Station
Randy, president Pines Village

On a motion by Member Labate, seconded by Alternate Member Taylor, to transmit, as recommended by staff, the 7-Eleven (SP 2019-13) site plan application, to the City Commission with a favorable recommendation; subject to the following:

1. Installation of the southern and western bufferyard with wall prior to issuance of vertical construction permits for the buildings on site.
2. Replacement of the underlying sewer line on the property to the satisfaction of Environmental Services Department prior to issuance of vertical construction permits for the buildings on site; the following vote was recorded:

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

NAY: None

Motion Passed

NEW BUSINESS:

NON-QUASI-JUDICIAL ITEMS:

7. [20-0288](#) **SP 2019-14, Providence Living at Pembroke Pines**, generally located south of Pines Boulevard and west of Palm 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 contract purchaser Providence Investments, LLC, submitted an application to develop a three (3) story, 117 unit, 130 bed assisted living and memory care facility (ALF) with associated signage, lighting,

landscaping, and parking. The "Providence Living at Pembroke Pines" (SP 2019-14) site is generally located south of Pines Boulevard and west of Palm Avenue.

The City Commission at its January 16, 2019 meeting voted to approve the sale of the subject 3.15 acre parcel of City Center to Providence Investments, LLC, for the development of up to a 150-room assisted living / memory care facility (Ordinance 1922).

The City Commission also took the following actions related to this ALF project:

- October 16, 2019 meeting adopted Ordinance 1935 which created design criteria for Assisted Living Facility Use within the City Center MXD.
- February 19, 2020 meeting approved Resolution 3687 which revised the plat note on the Pembroke Pines City Hall Plat to allow Assisted Living Facility use.

BUILDINGS / STRUCTURES:

The applicant proposes a 3-story, 114,003 square foot, Assisted Living Facility. The proposed building will be +/- 57 feet high (highest point). The proposed 117 unit ALF will contain 130 beds with the following unit / bedroom distribution per floor:

- Floor 1 – 37 units, 40 beds
- Floor 2 – 49 units, 55 beds
- Floor 3 – 31 units, 35 beds

The following colors are proposed for the exterior of the ALF building:

- Main Body Colors– Sherwin Williams Opaline (SW 6189), Sherwin Williams Lacewing (SW 6729), Sherwin Williams Little Boy Blue (SW 9054), Sherwin Williams French Moire (SW 9056)
- Trim, Brackets, Railings - Sherwin Williams Extra White (SW 7006)
- Shutters, Doors, Gable Accents - Sherwin Williams Dark Night (SW 6237)
- Base Stone – Coastal Reef Pearl White
- Standing Seam Metal Roof – Nevada Silver

ACCESS:

Primary access to this building project will be through two openings on the existing east/west access road off Palm Avenue.

- The westernmost access drive will be a new entry to be shared with the property to the west of the ALF. A portion of the existing center median on the access road will be removed to accommodate ingress/egress at that location.
- The easternmost opening currently exists and will be full access to the main entrance of the facility.

Additional access to the site is also available from the western (main) City Center property through the FPL easement via City Center Boulevard.

PARKING:

The applicant proposes 66 parking spaces for the Assisted Living Facility where 65 spaces are required. The site will provide for the following parking distribution:

- 63 Standard Spaces
- 3 Handicapped Parking Spaces

An additional drop off area with porte-cochere will also be provided at the main entrance of the building. The applicant will provide regular transportation via van for their clients through the porte-cache area.

SIGNAGE:

The applicant proposes to modify the existing master sign plan for City Center to allow for a new monument sign on site. The new double sided monument sign will be located to the east of the easternmost entrance to the ALF. The sign will display the name, "Providence Living at Pembroke Pines Assisted Living / Memory Care" at 19.25 square feet in illuminated push through text on aluminum panels.

A new attached building sign will be located on the east elevation of the proposed ALF. The attached building sign will read, "Providence Living Assisted Living and Memory Care" in bronze illuminated pin mounted letters.

LANDSCAPING:

Landscape for this property will consist of the following:

- Installation of 39 trees, 41 palms, and 1,112 shrubs is proposed on the property. Primary species of trees include Pink Trumpet, Cathedral Live Oak, and Gumbo Limbo. Primary species of palms include Sabal Palm, Mexican Fan Palm, and Montgomery Palm. Primary species of shrubs include Fakahatchee Grass, Small Leaf Clusia, and Cocoplum.

OTHER SITE FEATURES:

The parking areas for this perimeter building will be illuminated by a series of 4000k LED fixtures (bronze) mounted atop 25 foot poles. 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 east, west and south elevations of the building.

The Environmental Services Department reviewed the proposed utility availability on site and documented in their March 3, 2020 memo the need for further evaluation and potential upgrade to the sewer infrastructure on this site. Staff therefore conditions the site plan upon applicant evaluation and potential upgrades to the sewer system to the satisfaction of the Environmental Services Department prior to issuance of vertical construction permits.

South Broward Drainage District reviewed the proposed site plan and has issued a comment sheet dated March 5, 2020 of requirements which will be required by the District prior to the applicant receiving a paving and drainage permit. The applicant has agreed to work with the district to satisfy all comments.

Staff reviewed the proposed application and finds it to be consistent with the purchase and sale agreement with the City as well as compatible with

surrounding residential use to the south as well as future contemplated community commercial uses to the north and west of the development parcel.

STAFF RECOMMENDATION:

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

1. Applicant evaluation and potential upgrades to the sewer system to the satisfaction of the Environmental Services Department prior to issuance of vertical construction permits.
2. Satisfaction of South Broward Drainage District comments.

Vice Chairman Jacob 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

The following members of staff spoke:

Michael Stamm, Jr., Planning and Economic Development Director

The following member of the public spoke:

Dwayne Dickerson, attorney representing the petitioner

Michelle Pierson, representing the petitioner

On a motion by Member Girello, seconded by Member Gonzalez, to transmit, as recommended by staff, the Providence Living at Pembroke Pines (SP 2019-14) site plan application, to the City Commission with a favorable recommendation; subject to the following:

1. Applicant evaluation and potential upgrades to the sewer system to the satisfaction of the Environmental Services Department prior to issuance of vertical construction permits.
2. Satisfaction of South Broward Drainage District comments; the following vote was recorded:

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

NAY: None

Motion Passed

ITEMS AT THE REQUEST OF THE BOARD:

ITEMS AT THE REQUEST OF STAFF:

8. [20-0289](#) Discussion and possible action to cancel the March 26, 2020 meeting and combine with the April 9, 2020 meeting.

On a motion by Member Girello, seconded by Member Labate, to combine the meetings and hold the April 9, 202 meeting, the following vote was recorded:

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

NAY: None

Motion Passed

ADJOURNMENT:

Vice Chairman Jacob adjourned the meeting at 7:09 p.m.

ADJOURNED:
7:09 P.M.

Respectfully submitted:

Sheryl McCoy
Board Secretary